



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-कोकण विभागीय पुरवणी

वर्ष ४, अंक २७]

शनिवार, जून ३०, २०१८/आषाढ ९, शके १९४०

[पृष्ठे ४०, किंमत : रुपये ११.००

असाधारण क्रमांक ३८

प्राधिकृत प्रकाशन

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०२१, दिनांक २९ जून २०१८

अधिसूचनेस शुद्धिपत्रक व पूरकपत्र

क्रमांक टीपीबी-४३१७/६२९/प्र.क्र. ११८/२०१७/वि.यो./नवि-११.—ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे याचा उल्लेख “उक्त अधिनियम” असा करण्यात आलेला आहे.) चे कलम ३१, पोट-कलम (१) अन्वये प्राप्त अधिकारांचा वापर करून राज्य शासनाने अधिसूचना क्रमांक टीपीबी-४३१७/६२९/प्र.क्र. ११८/२०१७/वि.यो./नवि-११, दिनांक ८ मे २०१८ (यापुढे याचा उल्लेख “उक्त अधिसूचना” असा करण्यात आलेला आहे) द्वारे बृहन्मुंबई प्रारूप विकास योजना, २०३४ ला उक्त अधिसूचनेसोबतचे परिशिष्ट-ब मध्ये दर्शविलेले मंजुरीतून वगळलेले सारभूत स्वरूपाचे फेरबदल (ई.पी.) वगळून उक्त अधिसूचनेसोबतचे परिशिष्ट-अ मध्ये दर्शविलेल्या सुधारणेसह मंजुरी दिली आहे आणि शासनाने उक्त अधिसूचनेस सम क्रमांकाचे शुद्धिपत्रक दिनांक २२ जून २०१८ रोजी पारित केले आहे ;

आणि ज्याअर्थी, उक्त अधिसूचनेत आणि परिशिष्ट-अ मध्ये काही टंकलेखनाच्या त्रुटी व चुका असल्याचे निदर्शनास आले आहे आणि त्याकरिता सोबत जोडलेले जोडपत्र I मध्ये नमूद केलेले शुद्धिपत्रक व पूरकपत्र निर्गमित करणे आवश्यक आहे ;

आणि त्याअर्थी, उक्त अधिसूचनेत व परिशिष्ट-अ मध्ये अशा सुधारणा करण्यासाठी जोडपत्र-I मध्ये नमूद केल्याप्रमाणे शुद्धिपत्रक व पूरकपत्र निर्गमित करण्यात येत आहे.

उक्त अधिसूचनेस शुद्धिपत्रक व पूरकपत्राची प्रत नागरिकांचे अवलोकनार्थ तीस दिवसांचे कालावधीपर्यंत खालील ठिकाणी कार्यालयीन वेळेमध्ये उपलब्ध राहील :—

(१) प्रमुख अभियंता (विकास नियोजन), बृहन्मुंबई महानगरपालिका, महापालिका मार्ग, फोर्ट, मुंबई ४०० ००१.

(२) उप संचालक, नगररचना, बृहन्मुंबई, इन्सा हटमेंट्स, ई-ब्लॉक, आज्ञाद मैदान, महापालिका मार्ग, मुंबई ४०० ००१.

सदर अधिसूचनेस शुद्धिपत्रक व पूरकपत्र महाराष्ट्र शासनाच्या www.maharashtra.gov.in (कायदे व नियम) या वेबसाईटवर प्रसिद्ध करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

प्रदीप गोहिल,
शासनाचे अवर सचिव.

(१)

जोडपत्र-१

(नगरविकास विभागाकडील शुद्धीपत्रक व पूरकपत्र क्रमांक टीपीबी. ४३१७/६२९/प्र.क्र. ११८/२०१७/वि.यो./नवि-११, दिनांक २९ जून २०१८ सोबतचे जोडपत्र)

(अ) अधिसूचना क्रमांक टीपीबी. ४३१७/६३९/प्र.क्र. ११८/२०१७/वि.यो./नवि-११, दिनांक ८ मे २०१८ ला शुद्धीपत्रक.

अधिसूचनेस शुद्धीपत्रक

अधिसूचनेतील परिच्छेद (१)	या ऐवजी (२)	असे वाचावे (३)
17	<p>17. The proposal of the 1991 D.P. on the government lands, which are granted by the government to any institute or persons excepting textile mill, during the period from the date of sanction of the concerned part of the 1991 D.P. and the date of publication of draft D.P. 2034 under section 26 (i.e. 27.05.2016) which are valid, shall prevail, irrespective of the 2034 D.P. subject to the stipulations of the order of the said grant of land/ consent term if any/court order if any, in this regard. :</p> <p>Provided that the above provision shall also be applicable to the land allotted to the land allotted by the MCGM/MMRDA and to the lands for which the land use decided by competent court and to the lands for which the consent terms submitted by government in the competent court. Provided further that, such proposals shall be submitted by the allottee to the commissioner within a period of three months from the date on which the D.P. come into force and the commissioner shall take decision on it within next six months.</p>	<p>17. The Proposal of the 1991 D.P. on the Government lands, which are granted by the Government to any institute or persons excepting textile mill, during the period from the date of sanction of the concerned part of the 1991 D.P. and the date of publication of draft D.P.2034 under section 26 (i.e.27.05.2016) which are valid, shall prevail, irrespective of any proposal in the 2034 D.P. subject to the stipulations of the order of the said grant of land/ consent term if any / court order if any, in this regard. :</p> <p>Provided that the above provision shall also be applicable to the land allotted by the MCGM / MMRDA and to the lands for which the land use decided by competent court and to the lands for which the consent terms submitted by government in the competent court. Provided further that, modifications sanctioned by Government u/s 37 of MRTP Act, 1966 to the proposal of 1991, D.P. which are not incorporated in 2034 D.P. shall prevail irrespective of any proposal in 2034 D.P. Provided further that, such proposals shall be submitted by the allottee/applicant to the Commissioner within a period of three months from the date on which the D.P. come into force and the commissioner shall take decision on it within next six months.</p>

(बी) अधिसूचना क्रमांक टीपीबी. ४३१७/६३९/प्र.क्र. ११८/२०१७/वि.यो./नवि-११, दिनांक ८ मे २०१८ ला शुद्धीपत्रक व पूरकपत्र.

परिशिष्ट-अ सुधारणेस शुद्धीपत्रक व पूरकपत्र

(विकास योजना-२०३४ बाबत)

अन. क्र. (१)	एसएम/ईपी नं. (२)	रकाना क्र. ७ ऐवजी (३)	रकाना क्र. ७ असे वाचावे (४)
अनु. क्र.	एसएम/ईपी नं.	रकाना क्र. ७ ऐवजी	रकाना क्र. ७ असे वाचावे
1	SM-A16	Sanctioned as proposed u/s 30	SM-A16 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No. EP-A21 in Schedule-B of Notice Dt.08/05/2018
2	SM-A18	Refused to accord sanction, Proposal u/s 26 is reinstated with following changes:- Designation of DOS2.6 is changed to DOS2.6+DSA3.5	SM-A18 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No. EP-A22 in Schedule-B of Notice Dt.08/05/2018
3	SM-FN39	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.	SM-FN39 is deleted from Schedule-A of Notice Dt.08/05/2018 and is added as new entry vide No. EP-FN70 in Schedule-B of Notification Dt.08/05/2018
4	SM-FN40	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.	SM-FN40 is deleted from Schedule-A of Notice Dt.08/05/2018 and is added as new entry vide No. EP-FN71 in Schedule-B of Notification Dt.08/05/2018
5	SM-FN41	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.	SM-FN41 is deleted from Schedule-A of Notice Dt.08/05/2018 and is added as new entry vide No. EP-FN72 in Schedule-B of Notification Dt.08/05/2018
6	SM-FS09	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.	SM-FS09 is deleted from Schedule-A of Notice Dt.08/05/2018 and is added as new entry vide No. EP-FS69 in Schedule-B of Notification Dt.08/05/2018
7	SM-FS13	Sanctioned as proposed u/s 30	Refused to accord sanction, Proposal u/s 26 is reinstated
8	SM-FS28	Sanctioned as proposed u/s 30	Refused to accord sanction, Proposal u/s 26 is reinstated
9	SM-GN21	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-GN21 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No. EP-GN32 in Schedule-B of Notice Dt.08/05/2018
10	SM-GN25	Sanctioned as proposed u/s 30	SM-GN25 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No. EP-GN33 in Schedule-B of Notice Dt.08/05/2018
11	SM-HE12	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-HE12 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No. EP-HE42 in Schedule-B of Notice Dt.08/05/2018

(1)	(2)	(3)	(4)
12	SM-KW 33	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-KW 33 is deleted from Schedule A of Notification dt. 08/05/2018 and added as new entry vide no. EP-KW140 in Schedule B of Notification dt. 08/05/2018
13	SM-KW34	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-KW 34 is deleted from Schedule A of Notification dt. 08/05/2018 and added as new entry vide no. EP-KW141 in Schedule B of Notification dt. 08/05/2018
14	SM-KW35	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-KW 35 is deleted from Schedule A of Notification dt. 08/05/2018 and added as new entry vide no. EP-KW142 in Schedule B of Notification dt. 08/05/2018
15	SM-RC39	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-RC39 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No. EP-RC134 in Schedule-B of Notice Dt.08/05/2018
16	SM-RS17	Refused to accord sanction , Proposal u/s 26/approved SRA layout is reinstated	SM-RS17 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No. EP-RS133 in Schedule-B of Notice Dt.08/05/2018
17	SM-S56	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-S56 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No. EP-S157 in Schedule-B of Notice Dt.08/05/2018

New entries added in Schedule-A of Notification Dt.08/05/2018

Sr. No.	SM/EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	SM-D24	158	IC16	R Zone & DOS 2.7 (Green Belt)	Reservation of ROS1.5 (Garden/Park) is incorporated on the said plot	Refused to accord sanction, Proposal u/s 26 is reinstated.
2	SM-HW42	MHW 21	WS 08, WS 05, WS 02	DP Road	(1) 36.60 mt. Wide DP Road from Hill Road Junction to Turner Road Junction is deleted & the land is included in reservation of Promenade ROS 1.2 (2) 36.60 mt. wide DP Road from Govind Patil Road Junction upto Boundary of P & T Colony deleted and included in RP 1.1 reservation of Fish & Net Drying Yard DP 1.1 designation of Fish & Net Drying Yard and the deleted road stretch from NDZ to P & T Colony is included in Natural Area and further area of the road included in RPU 4.5 in the land belongs to P & T	Refused to accord sanction, Proposal u/s 26 is reinstated

(1)	(2)	(3)	(4)	(5)	(6)	(7)
3	SM-KW36	MKW 101	WS 27	ROS 1.5 (Garden/Park)	Garden/Park (ROS1.5) is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated.
4	SM-KW37	MKW 104	WS 23	18.30 mt. D.P. Road	The 18.30M. DP Road is deleted & reservation of ROS1.4 & RR2.1 is restored on the deleted portion.	Refused to accord sanction, Proposal u/s 26 is reinstated.
5	SM-KW38	MKW 110	WS 23	Existing Road & RSA 2.1 ((Multipurpose community Centre)	The reservation of RSA 2.1 (Multipurpose Community Centre) on plot is changed to RR2.2 (Affordable Housing).	Refused to accord sanction, Proposal u/s 26 is reinstated.
6	SM-KW39	MKW 137	WS 27	Existing road	44' Existing Purshotam Tandan Marg from Lokhandwala circle upto Maharana Pratap Road is widened to 27.45 Mtr.	Refused to accord sanction, Proposal u/s 26 is reinstated.
7	SM-MW36	MMW 55	ES17	ROS 1.4 (Playground)	Reservation of Playground (ROS 1.4) changed to reservation of Affordable Housing (RR 2.2).	Refused to accord sanction, Proposal u/s 26 is reinstated
8	SM-N28	MN69	ES 29	RE1.1 - Municipal School ROS 1.4 - Playground	RE 1.1 - Municipal school & ROS 1.4 - Play Ground deleted and reserved as RR2.2 - Affordable housing	Refused to accord sanction, Proposal u/s 26 is reinstated.
9	SM-PN40	MPN 89	WS 44	Existing road	13.40 M. Proposed road widening is shown affecting CTS no. 500, 717A, 504, 722, 717B, 713, 714, 509/8, 509/1, 509/15 to 509/29 of village Malad (E)	Refused to accord sanction, Proposal u/s 26 is reinstated.
10	SM-RS41	--	WS 49	18.30mt. wide D.P.Road	18.30mt. wide D.P.Road	18.30mt. wide D.P.Road is deleted as shown on plan.
11	SM-S58	MS99	ES 38	RSA2.1 (Multipurpose Community Centre) ROS1.5 (Garden / Park) 6.10 m DP Road	40% area of Reservations RSA2.1 (Multipurpose Community Centre), ROS1.5 (Garden/ Park) & 6.1m DP Road deleted and remaining 60% is shown as ROS1.5 (Garden/Park) reservation.	Refused to accord sanction, Proposal u/s 26 is reinstated.

(सी) अधिसूचना क्रमांक टीपीबी-४३१७/६३१/प्र.क्र. ११८/२०१७/वि.यो./नवि-११, दिनांक ८ मे २०१८ ला शुद्धीपत्रक व पूरकपत्र.

परिशिष्ट-अ सुधारणस शुद्धीपत्रक व पूरकपत्र

(विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ बाबत)

अनु. क्र. (१)	विनियम क्र. (२)	विनियमाची प्रसिद्ध तरतूद या ऐवजी (३)	असे वाचावे (४)
1	1(iv) is deleted	(IV) Date of coming into force: These Regulations shall come into force on the date of publication in Maharashtra Government Gazette sanction by the Government under section 31 of Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) and shall replace the existing Development Control Regulations for Greater Mumbai framed under the MR & TP Act, 1966.	(IV) Date of coming into force: These Regulations shall come into force on the date 01.09.2018 of publication in Maharashtra Government Gazette sanction by the Government under section 31 of Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) and shall replace the existing Development Control Regulations for Greater Mumbai framed under the MR & TP Act, 1966.
2	2(vi)(4)	"Accommodation Reservation" means a land instrument enabling a Planning Authority to acquire part of the reserved land and / or developed amenity in accordance with these Regulations. plot of land reserved for public purpose, where land owner has an option of handing over the part of land and/or developed amenity to MCGM, for the intended public purpose and developing balance land with permissible Development Right (DR) for the entire plot with the provision of these regulations.	"Accommodation Reservation" means a land instrument enabling a Planning Authority to acquire part of the reserved land and / or developed amenity in accordance with these Regulations plot of land reserved for public purpose, where land owner has an option of handing over the specified part of land and/or alongwith developed amenity to MCGM, for the intended public purpose free of cost and free from any encumbrances and developing balance land with permissible basic FSI and Development Right (DR) for potential of the entire plot with the provision of these regulations.
3	2(iv)(12)	(12) "Atrium" means the area comprised of entrance lobby or common entrance hall of the building or common area at any floor level which serves as a Common Open Spaces for more than one floor.	(12) "Atrium" means the area comprised of entrance lobby or common entrance hall of the building or common area at any Single floor level which serves as a Common Open Spaces for more than one floor.
4	2(iv)(41)	(41) "Eating House" means any premises where any kind of food is prepared or supplied for consumption of public for the profit or gain of any person owning or having an interest in or managing such premises.	(41) "Eating House" means any premises where any kind of food is prepared or supplied for consumption of public for the profit or gain of any person owning or having an interest in or managing such premises.
5	10 (3)(xi)	Security deposit - To ensure compliance with these Regulations and the directions given in the sanctioned plan and other conditions, a security deposit, shall be charged at rates specified by the Commissioner. It shall be returned to the owner one-year immediately after the issue of the full occupancy certificate after the Commissioner is satisfied with the compliance with various conditions stipulated in the said full occupancy certificate.	Security deposit - To ensure compliance with these Regulations and the directions given in the sanctioned plan and other conditions, a security deposit, shall be charged at rates specified by the Commissioner. It shall be returned to the owner one-year immediately after the issue of the full occupancy certificate and after the Commissioner is satisfied with the compliance with various conditions stipulated in the said full occupancy certificate.

(1)	(2)	(3)	(4)
6	10 (3) (xii)	Clearance certificate for tax arrears - The notice shall also be accompanied by an attested copy of a clearance certificate from the Assessment Department of the Corporation for payment of tax up to date self-certification by the owner/developer regarding payment of tax up to date with certified copies latest payment receipt.	Clearance certificate for tax arrears - The notice shall also be accompanied by an attested copy of a clearance certificate from the Assessment Department of the Corporation for payment of tax up to date self-certification by the owner/developer regarding payment of tax up to date with certified copies of latest payment receipt.
7	13 (2)(c)	Development of land partly-designated/ reserved/partly of existing amenity: Where a building exists on a site shown as designation existing amenity or reservation in the DP, only its appropriate part of land as used for such designation existing amenity shall be used for the said purpose and the remaining part of the land/building of the developable land may be put to use in conformity with the purpose of development as otherwise permissible in these Regulations.	Development of land partly-designated/ reserved/partly shown as existing amenity: Where a building exists on a site shown as designation existing amenity or reservation in the DP, only its appropriate part of land as used for such designation existing amenity or reservation shall be used for the said purpose and the remaining part of the land/building of the developable land may be put to use in conformity with the purpose of development as otherwise permissible in these Regulations.
8	13(2) (d)	d) Development of Amenity plot: Wherever lands are received by the Planning or Appropriate Authority as an amenity plot as per the provisions of these Regulations, such entire plot shall be used exclusively for public purpose as decided by the Municipal Commissioner, without applying provisions of Accommodation Reservation (AR) under Regulation No. 17, unless otherwise specifically allowed.	d) Development of Amenity plot: Wherever possession of lands is are received obtained by the Planning or Appropriate Authority as an amenity plot as per the provisions of these Regulations, such entire plot shall be used exclusively for public purpose as decided by the Municipal Commissioner, without applying provisions of Accommodation Reservation (AR) under Regulation No. 17, unless otherwise specifically allowed.
9	13(8)	(8) Temporary Vending Zone: The Commissioner may, through special permission, allow certain designated existing amenity lands or premises, as determined by the Commissioner, such as public parking lots, to be brought under vending zone. During such time slots (not more than one to four hours per week on weekends), the primary user of the designated existing amenity land/premises shall remain temporarily suspended. However, the normal functioning of the primary user, under no circumstance, shall be compromised or displaced. In allowing such use, it should be ensured that the primary use is not compromised/ impaired.	(8) Temporary Vending Zone: The Commissioner may, through by special permission, allow certain designated existing amenity lands or premises, as determined by the Commissioner, such as public parking lots, to be brought under vending zone. During such time slots (not more than one to four hours per week on weekends), the primary user of the designated existing amenity land/premises shall remain temporarily suspended. However, the normal functioning of the primary user, under no circumstance, shall be compromised or displaced. In allowing such use, it should be ensured that the primary use is not compromised/ impaired.
10	14(A)	(A) In Plots/lay-outs of the land admeasuring 4000 sq. m or more: In case of development of land admeasuring 4000 sq. m and more (excluding the area under Road set back/DP Road) in Residential and Commercial Zones, amenity areas as specified below shall be fronting, a public road or shall be fronting, a public road or shall be provided with a perpetual independent right of way. Such amenity area shall be exclusive of area under perpetual independent right of way.	(A) In Plots/lay-outs of the land admeasuring 4000 sq. m or more: In case of development of land admeasuring 4000 sq. m and more (excluding the area under Road set back/DP Road) in Residential and Commercial Zones, amenity areas as specified below shall be provided fronting, a on public road or shall be fronting, a public road or shall be provided with a perpetual independent right of way. Such amenity area shall be exclusive of area under perpetual independent right of way.

(1)	(2)	(3)	(4)
11	14(A) (iii) (c) deleted from schedule -A and added new EP 23A in schedule -B	c) Such amenity areas shall not be deducted from the plot for the calculation of FSI permissible on the balance plot.	c) Such amenity areas shall not be deducted from the plot for the calculation of FSI permissible on the balance plot. (EP-23A)
12	14 (B) (h)	(h) Public utility and amenity plots shall not be developed under AR as per Regulation No.17. The entire plot of public amenity land shall be developed entirely for the purpose of public amenity or POS alone.	(h) Public utility and amenity plots shall not be developed under AR as per Regulation No.17. The entire plot of public amenity land shall be developed entirely for the purpose of public amenity / or POS alone as per sub regulation no. 14(B) (c) (ii) above of this regulation.
13	14(B) Note (I)	Note: I. Conversion from industrial zone to residential/commercial zone shall be applicable to the part area of land holding subject to the condition that total area of the entire land holding shall be considered for deciding the payment of premium and percentage of and to be reserved of the said part area of land for public amenity spaces, as per this Regulation. However necessary segregating distance shall be provided from industrial use.	Note: I. Conversion from industrial zone to residential/commercial zone shall be applicable to the part area of land holding subject to the condition that total area of the entire land holding shall be considered for deciding the payment of premium and percentage of and land to be reserved of the said part area of land for public amenity spaces, as per this Regulation. However necessary segregating distance shall be provided from industrial use.
14	15(1) (b)	b) The aforesaid plot shall be handed over to MCGM within twelve 24 months from the date of approval /approval of the layout. The FSI of such plot can be utilized on remainder plot only after handing over of such plot to MCGM or before availing Zonal (basic) FSI beyond 50% of 75% of gross plot area or granting Occupation Certificate to last 25% of Zonal (basic) FSI in to any of the building, whichever is earlier. The ownership of such plot shall be transferred in the name of MCGM in Revenue records before seeking occupation to last 25% of admissible FSI in any of the buildings in the layout other than IH.	b) The aforesaid plot shall be handed over to MCGM within twelve 24 months from the date of approval /approval of the layout. The FSI of such plot can be utilized on remainder plot only after handing over of such plot to MCGM or before availing Zonal (basic) FSI beyond 50% of 75% of gross plot area or granting Occupation Certificate to last 25% of Zonal (basic) FSI in to any of the building, whichever is earlier. The ownership of such plot shall be transferred in the name of MCGM in Revenue records before seeking occupation to last 25% of admissible FSI in any of the buildings in the layout other than IH.
15	15(1)(d)	d) In case the owner/developer opts to utilize the FSI on the remainder plot/within layout, the permissibility of the FSI for the purpose of development on balance plot shall be considered on the gross plot area including the area to be handed over to MCGM for IH.	d) In case the owner/developer opts to utilize the FSI on the remainder plot/within layout, the permissibility of the FSI for the purpose of development on balance plot shall be considered on the gross plot area including excluding the area to be handed over to MCGM for IH. (E.P.-26)

(1)	(2)	(3)	(4)
16	16	<p>16. Road /Road Widening</p> <p>The permissible BUA shall be on the gross plot area including the area required for road widening or roads proposed under the DP or the MMC Act, 1888, as stipulated in Regulation No 30 of these Regulations only if the Owner hands over the same entirely to the MCGM free of cost and free of encumbrances by leveling the land to the surrounding ground level and after constructing 1.5 m. high compound wall leaving the setback area as directed by the Commissioner.</p> <p>Thereafter, the road land shall be transferred in the Revenue records in the name of the Corporation and shall vest in it becoming part of a public street as defined in sub-section (3) of section 288 of the MMC Act, 1888. The additional BUA equal to area of plot so surrendered to MCGM free of cost and free of encumbrances shall be permissible over and above the permissible BUA as specified in Regulation No.30 (A) except in respect of proposal processed under Regulation No 33(5),33(7),33(7)(A),33(8),33(9),33(9)(A),33(9)(B), 33(10),33(10)(A),33(20)(A), 33(21).</p> <p>In case where the development of plot/layout is already completed in all respects and the road is proposed to be widened subsequently as per the sanctioned road line prescribed under MMC Act 1888, plot owner shall be entitled for BUA as per the Zonal (basic) FSI/TDR of plot so surrendered to MCGM/ Appropriate Authority free of cost and free of encumbrances or monetary compensation as decided by the Competent Authority.</p> <p>Herein after, wherever bridges are constructed by Govt./MCGM/Appropriate Authority, the same shall be provided with noise barriers as explained in Regulation No. 2(IV)-(87).</p>	<p>16. Road /Road Widening</p> <p>The permissible BUA shall be on the gross plot area including excluding the area required for road widening or roads proposed under the DP or the MMC Act, 1888, as stipulated in Regulation No 30 of these Regulations only if the Owner hands over the same entirely to the MCGM free of cost and free of encumbrances by leveling the land to the surrounding ground level and after constructing 1.5 m. high compound wall leaving the setback area as directed by the Commissioner.</p> <p>Thereafter, the road land shall be transferred in the Revenue records in the name of the Corporation and shall vest in it becoming part of a public street as defined in sub-section (3) of section 288 of the MMC Act, 1888. The additional BUA equal to area equal to area of plot so surrendered to MCGM free of cost and free of encumbrances shall be permissible over and above the permissible BUA as specified in Regulation No.30 (A) except in respect of proposal processed under Regulation No 33(5),33(7),33(7)(A),33(8),33(9),33(9)(A),33(9)(B), 33(10),33(10)(A),33(20)(A), 33(21).</p> <p>In case where the development of plot/layout is already completed in all respects and the road is proposed to be widened subsequently as per the sanctioned road line prescribed under MMC Act 1888, plot owner shall be entitled for BUA as per the Zonal (basic) FSI/TDR of plot so surrendered to MCGM/ Appropriate Authority free of cost and free of encumbrances or monetary compensation as decided by the Competent Authority.</p> <p>Herein after, wherever bridges are constructed by Govt./MCGM/Appropriate Authority, the same shall be provided with noise barriers as explained in Regulation No. 2(IV) (87).</p>
17	17(1)(1) (iv)	<p>iv. The construction of built up amenity (with all requirements as per the provisions of these Regulations) to be handed over to MCGM along with the land as stated above under AR may be allowed to be developed in independent building/semidetached to the structures of other permissible development on the same plot or layout proposed by the owner/developer on the remaining land. The ownership of such plot or BUA to be handed over to MCGM shall vest with MCGM. Immediately an application to Revenue Authority for making a mutation entry shall be submitted by owner/developer. Thereafter, Commissioner shall also take up the matter with Revenue department</p>	<p>iv. The construction of built up amenity (with all requirements as per the provisions of these Regulations) to be handed over to MCGM along with the land as stated above under AR may be allowed to be developed in independent building/semidetached to the structures of other permissible development on the same plot or layout proposed by the owner/developer on the remaining land. The ownership of such plot or alongwith BUA to be handed over to MCGM shall vest with MCGM. Immediately an application to Revenue Authority for making a mutation entry shall be submitted by owner/developer. Thereafter, Commissioner shall also take up the matter with Revenue department</p>

(1)	(2)	(3)	(4)												
18	17(2)(iii)	<p>for the necessary mutation entry. Revenue department shall enter in other rights column a mutation entry of plot or BUA handed over to MCGM and correct the revenue records accordingly on receipt of such intimation and on payment of such fees by owner as may be decided by the Government. A separate property register card in words & figures thereof in the name of MCGM shall be submitted by owner before seeking Occupation Certificate for any part of building/buildings beyond 50% 75% of permissible BUA as per Zonal (basic) FSI, or granting Occupation Certificate to last 25% of admissible FSI in to any of the building, whichever is earlier other than amenity.</p> <p>iii) The ownership of such BUA to be handed over to MCGM shall vest with MCGM. Immediately an application to Revenue Authority for making a mutation entry shall be submitted by owner/developer. Thereafter, Commissioner shall also take up the matter with Revenue department for the necessary mutation entry. Revenue department shall enter in other rights column a mutation entry of BUA handed over to MCGM. The mutation entry in respect of built-up area to be handed over to MCGM shall be made In property register card/Revenue records. On receipt of such intimation and on payment of such fees by owner as may be decided by the Government, Revenue department shall correct the revenue records accordingly. The owner shall submit property register card with the mutation entry before seeking Occupation Certificate for any part of building/buildings beyond 50% 75% of permissible BUA as per Zonal (basic) FSI, or granting Occupation Certificate to last 25% of admissible FSI in to any of the building, whichever is earlier.</p>	<p>for the necessary mutation entry. Revenue department shall enter in other rights column a mutation entry of plot or along with BUA handed over to MCGM and correct the revenue records accordingly on receipt of such intimation and on payment of such fees by owner as may be decided by the Government. A separate property register card in words & figures thereof in the name of MCGM shall be submitted by owner before seeking Occupation Certificate for any part of building/buildings beyond 50% 75% of permissible BUA as per Zonal (basic) FSI, or granting Occupation Certificate to last 25% of admissible FSI in to admissible FSI in to any of the building other than amenity, whichever is earlier. other than amenity.</p> <p>iii) The ownership of such BUA to be handed over to MCGM shall vest with MCGM. Immediately an application to Revenue Authority for making a mutation entry shall be submitted by owner/developer. Thereafter, Commissioner shall also take up the matter with Revenue department for the necessary mutation entry. Revenue department shall enter in other rights column a mutation entry of BUA handed over to MCGM. The mutation entry in respect of built-up area to be handed over to MCGM shall be made In property register card/Revenue records. On receipt of such intimation and on payment of such fees by owner as may be decided by the Government, Revenue department shall correct the revenue records accordingly. The owner shall submit property register card with the mutation entry before seeking Occupation Certificate for any part of building/buildings beyond 50% 75% of permissible BUA as per Zonal (basic) FSI, or granting Occupation Certificate to last 25% of admissible FSI in to admissible FSI in to any of the building, whichever is earlier.</p>												
19	17(1)	<p>Table No: 3 Common set of conditions for development of Reservations and Authority/Person who may develop Reservation</p> <table><tr><th>Symbol</th><th>Applicable Conditions for Development</th></tr><tr><td>1</td><td>The Corporation or Appropriate Authorities may entrust the development, operation and maintenance of the entire reservation to an appropriate agency</td></tr><tr><td>2</td><td>The Owner will be allowed to develop the reservation only for its intended purpose</td></tr></table>	Symbol	Applicable Conditions for Development	1	The Corporation or Appropriate Authorities may entrust the development, operation and maintenance of the entire reservation to an appropriate agency	2	The Owner will be allowed to develop the reservation only for its intended purpose	<p>Table No: 3 Common set of conditions for development of Reservations and Authority/Person who may develop Reservation</p> <table><tr><th>Symbol</th><th>Applicable Conditions for Development</th></tr><tr><td>1</td><td>The Corporation or Appropriate Authorities may entrust the development, operation and maintenance of the entire reservation to an appropriate agency</td></tr><tr><td>2</td><td>The Owner will be allowed to develop the reservation only for its intended purpose</td></tr></table>	Symbol	Applicable Conditions for Development	1	The Corporation or Appropriate Authorities may entrust the development, operation and maintenance of the entire reservation to an appropriate agency	2	The Owner will be allowed to develop the reservation only for its intended purpose
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20	17(1) Table -4 Sr. No. 20 deleted and inserted in Table No 5 as Sr. No.66A and Sr. No. 68 is newly added.	<table><tr><td>3</td><td>The Owner will be allowed to develop the reservation on Accommodation Reservation basis.</td></tr><tr><td>Za</td><td>Maximum % of plot area that can be used for ancillary uses.</td></tr><tr><td>Zb</td><td>Maximum % of permissible built up area at Zonal (basic) FSI of the built-up reservation area that can be used for ancillary users.</td></tr><tr><td>X</td><td>Maximum % of development rights, permissible at Zonal (basic) FSI, of the reservation area affecting the plot, to be constructed as built-up amenity/amenity for reservation under AR.</td></tr><tr><td>Y</td><td>Maximum % of reserved plot to be set aside for built-up amenity developed under AR and to be handed over to MCGM, along with the built-up amenity.</td></tr></table>	3	The Owner will be allowed to develop the reservation on Accommodation Reservation basis.	Za	Maximum % of plot area that can be used for ancillary uses.	Zb	Maximum % of permissible built up area at Zonal (basic) FSI of the built-up reservation area that can be used for ancillary users.	X	Maximum % of development rights, permissible at Zonal (basic) FSI, of the reservation area affecting the plot, to be constructed as built-up amenity/amenity for reservation under AR.	Y	Maximum % of reserved plot to be set aside for built-up amenity developed under AR and to be handed over to MCGM, along with the built-up amenity.	<table><tr><td>3</td><td>The Owner will be allowed to develop the reservation on Accommodation Reservation basis.</td></tr><tr><td>Za</td><td>Maximum % of plot area that can be used for ancillary uses.</td></tr><tr><td>Zb</td><td>Maximum % of permissible built up area at per Zonal (basic) FSI of the built-up reservation area that can be used for ancillary users.</td></tr><tr><td>X</td><td>Maximum % of development rights, permissible at Zonal (basic) FSI, of the reservation area affecting the plot, to be constructed as built-up amenity/amenity for reservation under AR.</td></tr><tr><td>Y</td><td>Maximum % of reserved plot to be set aside for built-up amenity developed under AR and to be handed over to MCGM, along with the built-up amenity.</td></tr></table>	3	The Owner will be allowed to develop the reservation on Accommodation Reservation basis.	Za	Maximum % of plot area that can be used for ancillary uses.	Zb	Maximum % of permissible built up area at per Zonal (basic) FSI of the built-up reservation area that can be used for ancillary users.	X	Maximum % of development rights, permissible at Zonal (basic) FSI, of the reservation area affecting the plot, to be constructed as built-up amenity/amenity for reservation under AR.	Y	Maximum % of reserved plot to be set aside for built-up amenity developed under AR and to be handed over to MCGM, along with the built-up amenity.										
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21	17(1) Table No. 5, Sr.No. 5	<table><tr><td colspan="6">Table No.5</td></tr><tr><td>20</td><td>RT</td><td>Metro /Mono Rail car shed</td><td>Metro /Mono Car shed alongwith other uses if any, such as material Depot store, work shop, office</td><td>As may be decided by MMRDA or Appropriate Authority</td><td>1</td></tr></table>	Table No.5						20	RT	Metro /Mono Rail car shed	Metro /Mono Car shed alongwith other uses if any, such as material Depot store, work shop, office	As may be decided by MMRDA or Appropriate Authority	1	<table><tr><td colspan="6">Table No.5</td></tr><tr><td>66</td><td>RT 3.1</td><td>Metro /Mono Rail car shed</td><td>Metro/ Mono Car shed, alongwith other uses if any such as material depot store, workshop, office.</td><td>As may be decided by MMRDA or Appropriate Authority</td><td>1 or 3 (Y= 50)</td></tr><tr><td>68</td><td></td><td>National Law University of Maharashtra</td><td>Education etc.</td><td>As per requirement ancillary to law University</td><td>1 or 3 (Y= 40)</td></tr></table>	Table No.5						66	RT 3.1	Metro /Mono Rail car shed	Metro/ Mono Car shed, alongwith other uses if any such as material depot store, workshop, office.	As may be decided by MMRDA or Appropriate Authority	1 or 3 (Y= 50)	68		National Law University of Maharashtra	Education etc.	As per requirement ancillary to law University	1 or 3 (Y= 40)
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(1)		(2)		(3)							(4)				
				Category		code	Name	Permissible use	Ancillary Activities	ons for developm ment				ons for developm ment	
				5		RE3.1	Other Education	Primary School, Secondary School, Higher Secondary School, High School, College, Integrated School, General College, Vocational Training Institutes, Training Centre, Industrial Training Institute, etc., Medical College (Including General Hospital), Sports School, Skill Development Center, Hostel, or	Sport Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 a) X= 50 b) Y=50				1 or 2 or 3 Zb = 20 In case of 3 a) X= 50 b) Y=50	

(1)	(2)	(3)	(4)
		<p>other education al purposes, Auditoriu m and art and culture related uses. After hours of principal uses other education al / permitted uses including Aadhar Kendra with skill developm ent centre, Yogalaya, welfare centre as-decided by-the Commissi oner</p>	<p>other education al purposes, Auditoriu m and art and culture related uses. After hours of principal uses other education al / permitted uses including Aadhar Kendra with skill developm ent centre, Yogalaya, welfare centre as-decided by-the Commissi oner</p>
22	<p>17(1) Note :- 1(a) below Table No. 5</p>	<p>Table No 5 Reservations to be developed for the intended purposes or as per Accommodation Reservation.</p> <p>Note: - 1 a) The plot area to be handed over to MCGM under AR shall not be deducted from the gross plot area for the purpose of calculation of full permissible BUA under these regulations and may be utilized on the balance plot. Additional BUA equal to area of the plot so surrendered to</p>	<p>Table No 5 Reservations to be developed for the intended purposes or as per Accommodation Reservation.</p> <p>Note: - 1 a) The plot area to be handed over to MCGM under AR shall not be deducted from the gross plot area for the purpose of calculation of full permissible BUA under these regulations and may be utilized on the balance plot. Additional BUA equal to area of the plot so</p>

(1)	(2)	(3)	(4)
		<p>MCGM free of cost and free of encumbrances shall be permissible over and above the permissible BUA or TDR as specified in the Regulation No.30(A) except in respect of proposal processed under Regulation No 33(5), 33(7), 33(9)(A), 33(9)(B), 33(10) (A), 33(20) (A), 33(21).</p>	<p>surrendered to MCGM free of cost and free of encumbrances shall be permissible over and above the permissible BUA or TDR as specified in the Regulation No.30(A) except in respect of proposal processed under Regulation No 33(5), 33(7), 33(9)(A), 33(8), 33(9), 33(9)(A), 33(9)(B), 33(10), 33(10) (A), 33(20) (A), 33(21). (EP-32)</p>
23	<p>17(1) Note :1(d) below Table No. 5</p>	<p>d) The developer/owner shall be entitled for the BUA in lieu of cost of construction of built up amenity under AR as follows: BUA in lieu of cost of construction of built up amenity handed over under AR = 1.50×1.25 (Rate of construction per sq. m as per ASR rate /Rate of developed land per sq. m as per ASR) * BUA of constructed built up amenity handed over under AR. This BUA shall be subject to maximum 40% of the BUA of amenity handed over to MCGM</p>	<p>d) The developer/owner shall be entitled for the BUA /TDR in lieu of cost of construction of built up amenity under AR as follows: BUA / TDR in lieu of cost of construction of built up amenity handed over under AR = 1.50×1.25 (Rate of construction per sq. m as per ASR rate /Rate of developed land per sq. m as per ASR) * BUA of constructed built up amenity handed over under AR. This BUA shall be subject to maximum 40% of the BUA of amenity handed over to MCGM</p>
24	<p>17(1) after Note 1(d) the provision s are renumbered</p>	<p>In case of Sr. No. 49 66(PPL), the incentive BUA shall be 50% of the above cited BUA as calculated above. i) No separate compensation shall be given for areas under Regulation No.31 (1). BUA for the construction of staircase/lift/staircase and lift lobby & other areas as per 31(1) shall not be counted in BUA to be handed over and shall be without charging premium for built up amenity under AR. In case of residential amenity for arriving at number of tenements, ratio of BUA to carpet area shall be considered as 1.2 ii) The applicable rate of ASR shall be ASR rate of the year in which amenity is handed over to MCGM IOD/IOA is issued. iii) The constructed built up amenity along with plot to be handed over to MCGM under AR shall have structural provisions for vertical extension in order to consume additional FSI permissible as per provisions of these Regulations in future. a) The Owner/Developer shall be eligible for grant of TDR against unutilized BUA including that of Zonal (basic) FSI.</p>	<p>(e) In case of Sr. No. 49 66(PPL), the incentive BUA shall be 50% of the above cited BUA as calculated above. (f) No separate compensation shall be given for areas under Regulation No.31 (1). BUA for the construction of staircase/lift/staircase and lift lobby & other areas as per 31(1) shall not be counted in BUA to be handed over and shall be without charging premium for built up amenity under AR. (g) In case of residential amenity for arriving at number of tenements, ratio of BUA to carpet area shall be considered as 1.2 (h) The applicable rate of ASR shall be ASR rate of the year in which amenity is handed over to MCGM IOD/IOA is issued. (i) The constructed built up amenity along with plot to be handed over to MCGM under AR shall have structural provisions for vertical extension in order to consume additional FSI permissible as per provisions of these Regulations in future. (j) The Owner/Developer shall be eligible for grant of TDR against unutilized BUA including that of Zonal (basic) FSI.</p>
25	<p>17(1) Note below Table No. 5</p>	<p>9) Where a private plot is notified by GOM or reserved in DP for infrastructure related facilities in respect of public transportation authorities (such as MRVC, MMRDA, BEST etc.), the said authority shall have the option of acquiring part plot under AR where 50% of plot shall be handed over to the authority. The balance plot will be available for development for the Owner as permissible under these regulations. Provided further that notwithstanding anything contained in these Regulations, if such plot is situated in NDZ, then the maximum</p>	<p>9) Where a private plot is notified by GOM or reserved in DP for infrastructure related facilities in respect of public transportation authorities (such as MRVC, MMRDA, BEST etc.), the said authority shall have the option of acquiring part plot under AR where 50% of plot shall be handed over to the authority. The balance plot will be available for development for the Owner as permissible under these regulations. Provided further that notwithstanding anything contained in</p>

(1)	(2)	(3)	(4)																																				
		permissible FSI shall be 0.8 on the gross plot area to be utilized on the remainder plot.	these Regulations, if such plot is situated in NDZ, then the maximum permissible FSI shall be 0.8 on the gross plot area to be utilized on the remainder plot.																																				
26	19(2)	<p>19. Public Street and Means of Access</p> <p>(2) High Rise and Special Buildings: The Commissioner may permit access to such buildings from any street as stated below in the Table No 6</p> <table><caption>Table No 6</caption><tr><th>Building type</th><th>Height of Building</th><th>Minimum road width required in Metres (m)</th></tr><tr><td>High Rise</td><td>Above 32 m up to 70 m</td><td>9.0</td></tr><tr><td>High Rise</td><td>Above 70 m up to 120 m</td><td>12.0</td></tr><tr><td>High Rise</td><td>Above 120 m</td><td>18.0</td></tr><tr><td>Special/Assembly Building</td><td>For Height up to 32 m</td><td>12.0</td></tr><tr><td>Special/Assembly Building</td><td>For Height above 32 m</td><td>18.0</td></tr></table> <p>And one end of street shall join another street of width as specified above or greater width. Development on plot along the road with width less than that specified in the above Table shall be allowed if along the entire stretch of a road, the plot owners/owner handover the land required for widening of road as required for the proposed development on plot, provided further that the width of the stretch proposed to be widened will not be more than the width of the road to which it connects.</p> <p>Provided further that the Commissioner may allow access to building with height up to 70 m.</p>	Building type	Height of Building	Minimum road width required in Metres (m)	High Rise	Above 32 m up to 70 m	9.0	High Rise	Above 70 m up to 120 m	12.0	High Rise	Above 120 m	18.0	Special/Assembly Building	For Height up to 32 m	12.0	Special/Assembly Building	For Height above 32 m	18.0	<p>19. Public Street and Means of Access</p> <p>(2) High Rise and Special Buildings: The Commissioner may permit access to such buildings from any street as stated below in the Table No 6</p> <table><caption>Table No 6</caption><tr><th>Building type</th><th>Height of Building</th><th>Minimum road width required in Metres (m)</th></tr><tr><td>High Rise</td><td>Above 32 m up to 70 m</td><td>9.0</td></tr><tr><td>High Rise</td><td>Above 70 m up to 120 m</td><td>12.0</td></tr><tr><td>High Rise</td><td>Above 120 m</td><td>18.0</td></tr><tr><td>Special/Assembly Building</td><td>For Height up to 32 m</td><td>12.0</td></tr><tr><td>Special/Assembly Building</td><td>For Height above 32 m</td><td>18.0</td></tr></table> <p>And one end of street shall join another street of width as specified above or greater width. Development on plot along the road with width less than that specified in the above Table shall be allowed if along the entire stretch of a road, the plot owners/owner handover the land required for widening of road as required for the proposed development on plot, provided further that the width of the stretch proposed to be widened will not be more than the width of the road to which it connects.</p> <p>Provided further that the Commissioner may allow access to building with height up to 70 m subject to following :-</p>	Building type	Height of Building	Minimum road width required in Metres (m)	High Rise	Above 32 m up to 70 m	9.0	High Rise	Above 70 m up to 120 m	12.0	High Rise	Above 120 m	18.0	Special/Assembly Building	For Height up to 32 m	12.0	Special/Assembly Building	For Height above 32 m	18.0
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27	19(2)(b) is deleted and clause (<p>(b) Through two numbers of existing roads each having minimum width of 6.0 m.</p> <p>c) Provided further that in case of redevelopment under Regulation No 33(5), 33(6), 33(7), 33(7)(A), 33(7)(B), 33(10) (A), 33(15), 33(20) (A) width of Road 9 m shall be deemed to be adequate for any height</p>	<p>(b) Through two numbers of existing roads each having minimum width of 6.0 m.</p> <p>e) b) Provided further that in case of redevelopment under Regulation No 33(5), 33(6), 33(7), 33(7)(A), 33(7)(B), 33(10), 33(14) (A), 33(15), 33(20) (A) width of Road 9 m shall be deemed to be</p>																																				

(1)	(2)	(3)	(4)
	(c) is renumbered as (b)	for the development up to the FSI permissible under that regulation.	adequate for any height for the development up to the FSI permissible under that regulation.
28	27(2) Note-1	<p>Note:</p> <p>1. The above area of ROS LOS shall be calculated on the area excluding the areas under DP road/ setback/ reservations area to be handed over to appropriate authority</p>	<p>Note:</p> <p>1. The above area of ROS-LOS shall be calculated on the area excluding the areas under DP road/ setback/ reservations area to be handed over to appropriate authority</p>
29	31(1) (xxvi)	<p>31. Exempted from FSI /to be counted in FSI / Fungible Compensatory Area (Fungible) Floor-Space-Index (FSI):</p> <p>(1) Exemption from FSI</p> <p>(xxvi) Area of sanitary block for use of domestic servants engaged in the premises, not exceeding 2.2 sq. m at staircase mid-landing level and at silt level, area of sanitary block for use of drivers engaged by the car owners not exceeding 2.2 sq. m at each of the parking floor level. In case number of car parks exceeds 200 per parking floor level, additional sanitary block for every 200 cars or part there of shall be allowed.</p> <p>(EP-66)</p>	<p>31. Exempted from FSI /to be counted in FSI / Fungible Compensatory Area (Fungible) Floor-Space-Index (FSI):</p> <p>(1) Exemption from FSI</p> <p>(xxvi) Area of sanitary block for use of domestic servants engaged in the premises, not exceeding 2.2 sq. m at staircase mid-landing level and / or at silt level, area of sanitary block for use of drivers engaged by the car owners not exceeding 2.2 sq. m at each of the parking floor level. In case number of car parks exceeds 200 per parking floor level, additional sanitary block for every 200 cars or part there of shall be allowed.</p> <p>(EP-66)</p>
30	31(1) Note(ii)	<p>Note:</p> <p>ii. Open to sky swimming pool at any level other than (xxii) above, excluding at ground level as provided in Regulation No 42 (ii)(a), shall be counted in FSI.</p>	<p>Note:</p> <p>ii. Open to sky swimming pool at any level other than (xxii) above and excluding at ground level as provided in Regulation No 42 (ii)(a), shall be counted in FSI.</p>
31	33(9)	<p>a. Redevelopment/reconstruction in any zone shall be allowed to be undertaken without going through the process of change of zone. However, for the industrial-194</p> <p>PART - VI ADDITIONAL FLOOR SPACE INDEX DCPR-2034</p> <p>Draft Development Plan-2034 Municipal Corporation Development Control and Promotion Regulation-2034 of Greater Mumbai user, the existing segregating distance shall be maintained from the existing industrial unit.</p> <p>b. Any land under non-buildable/open space reservations, admeasuring up to 500 sq. m may be cleared by shifting the existing tenants from that site.</p>	<p>a. Redevelopment/reconstruction in any zone shall be allowed to be undertaken without going through the process of change of zone. However, for the industrial-194</p> <p>PART - VI ADDITIONAL FLOOR SPACE INDEX DCPR-2034</p> <p>Draft Development Plan-2034 Municipal Corporation Development Control and Promotion Regulation-2034 of Greater Mumbai user, the existing segregating distance shall be maintained from the existing industrial unit.</p> <p>b. Any land under non-buildable/open space reservations, admeasuring up to 500 sq. m may be cleared by shifting the existing tenants from that site.</p>

भाग एक	(1)	(2)	(3)	(4)
			<p>e. If the area under a non-buildable/open space reservation is more than 500 sq. m, minimum 50% of the area under reservation shall be developed for the same purpose and handed over to MCGM, subject to a minimum of 500 sq. m and the remaining land shall be allowed for development.</p> <p>d. All the reservations in the DP shall be rearranged, if necessary, with the same area and the same width of access road or as required under DCR, whichever is more.</p> <p>e. For the reservation of parking lot on a land included in URC, BUA equivalent to Zonal (basic) FSI for the area under reservation in that plot shall be made available free of cost to the MCGM or to any other Appropriate Authority. Such BUA to be handed over shall be free of FSI.</p> <p>f. For other buildable reservations on land, BUA equal to 60% of the Zonal (basic) FSI under such reservations or existing BUA of the amenity (designation) whichever is more, on that plot shall be made available free of FSI and free of cost to the MCGM or the Appropriate Authority. The reservations of compatible nature can be preferably constructed in one or more separate blocks, depending on the area and nature of such reservations and Municipal Commissioner may permit composite development of reservations in case of such reservations. However, if the HPC/Planning Authority requires BUA under any designation/reservation in excess of the Zonal (basic) FSI, then such excess area shall be considered as rehabilitation FSI, and incentive FSI as admissible under this Regulation shall be permissible.</p> <p>Provided that in case of development of reservations of Rehabilitation & Resettlement under the URS, BUA equal to 30% of the Zonal (basic) FSI shall be handed over to the MCGM free of FSI and free of cost, in addition to the rehabilitation of the existing tenements or users if any. The developer/owner shall be entitled for BUA in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation No. 17 (1); (EP-86)</p>	<p>e. If the area under a non-buildable/open space reservation is more than 500 sq. m, minimum 50% of the area under reservation shall be developed for the same purpose and handed over to MCGM, subject to a minimum of 500 sq. m and the remaining land shall be allowed for development.</p> <p>d. All the reservations in the DP shall be rearranged, if necessary, with the same area and the same width of access road or as required under DCR, whichever is more.</p> <p>e. For the reservation of parking lot on a land included in URC, BUA equivalent to Zonal (basic) FSI for the area under reservation in that plot shall be made available free of cost to the MCGM or to any other Appropriate Authority. Such BUA to be handed over shall be free of FSI.</p> <p>f. For other buildable reservations on land, BUA equal to 60% of the Zonal (basic) FSI under such reservations or existing BUA of the amenity (designation) whichever is more, on that plot shall be made available free of FSI and free of cost to the MCGM or the Appropriate Authority. The reservations of compatible nature can be preferably constructed in one or more separate blocks, depending on the area and nature of such reservations and Municipal Commissioner may permit composite development of reservations in case of such reservations. However, if the HPC/Planning Authority requires BUA under any designation/reservation in excess of the Zonal (basic) FSI, then such excess area shall be considered as rehabilitation FSI, and incentive FSI as admissible under this Regulation shall be permissible.</p> <p>Provided that in case of development of reservations of Rehabilitation & Resettlement under the URS, BUA equal to 30% of the Zonal (basic) FSI shall be handed over to the MCGM free of FSI and free of cost, in addition to the rehabilitation of the existing tenements or users if any. The developer/owner shall be entitled for BUA in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation No. 17 (1); (EP-86)</p>
32	32, clause No.4.1.1 (Table No. is not given)	---		Table in this Regulation is numbered as "Table No. 12-A"

(1)	(2)	(3)	(4)
33	30(A)12	12 The Development of plots under combination of various regulations shall be permissible, but the maximum permissible FSI on gross plot shall not exceed the permissible FSI limit prescribed in respective any of the applicable regulations.	12 The Development of plots under combination of various regulations shall be permissible, but the maximum permissible FSI on gross plot shall not exceed the permissible FSI limit prescribed in respective any of the applicable regulations.
34	30(A)(6)	Premium shall be charged for 'additional FSI on payment of premium' (as per column no 5 of table no 12) for BUA at the rate of 60% of the land rates as per ASR (for FSI 1) of the year in which such FSI is granted. Premium so recovered shall be shared between the State Govt. and MCGM on 50:50 basis. The MCGM shall utilize the premium for implementation of D P.	Premium shall be charged for 'additional FSI on payment of premium' (as per column no 5 of table no 12) for BUA at the rate of 60% of the land rates as per ASR (for FSI 1) of the year in which such FSI is granted or as may be decided by Govt. from time to time . Premium so recovered shall be shared between the State Govt., and MCGM, MSRDC and Dharavi Authority on 50:50 25:25:25:25 basis. The MCGM shall utilize the premium for implementation of D P.
35	33(4) condition (1)	33(4) Building of Residential Hotels on independent plot: Conditions :- (1) 5% of total rooms shall be reserved for total 30 days in a year for Govt./MCGM free of cost (only room charges) & it may be monitored by the MTDC and Protocol Department.	33(4) Building of Residential Hotels on independent plot: (1) 5% of total rooms shall be reserved for total 30 days in a year for Govt./MCGM free of cost (only room charges) & it may be monitored by the MTDC and Protocol Department. The Municipal Corporation shall intimate the MTDC and Protocol Department regarding grant of building permission / occupation certificate to enable MTDC and Protocol Department to comply with this condition.
36	33(9)(A) clause (1)	1) Applicability of the provisions: For achieving comprehensive planning and development of non-slum areas of DNA through sectoral layouts of DRP, the provisions in this Regulation shall apply to the renewal and redevelopment of buildings/chawls including cessed properties and such schemes on areas which are part of DRP Area undertaken by DRP (SRA) through a developer. The properties which are not part of DRP Area as defined above shall be developed in accordance with DCR 30.	1) Applicability of the provisions: For achieving comprehensive planning and development of non-slum areas of DNA through sectoral layouts of DRP, the provisions in this Regulation shall apply to the renewal and redevelopment of buildings/chawls including cessed properties and such schemes on areas which are part of DRP Area undertaken by DRP (SRA) through a developer by following competitive bidding process for DRP (SRA) through the developer or through Public Authority or any manner as may be decided by Government from time to time ". The properties which are not part of DRP Area as defined above shall be developed in accordance with DCR 30.
37	33(9)(A) Last provision under clause 4	"Planning Sector" and "Implementing Sector" will have the same meaning as defined in the Regulation No 33(10)(A).	"Planning Sector" and "Implementing Sector" will have the same meaning as defined in the Regulation No 33(10)(A).
38	33(9)(A)	12) In respect of those eligible occupiers on site who do not join the project willingly the provisions laid down under clause no 1.14 of	12) In respect of those eligible occupiers on site who do not join the project willingly the provisions laid down under clause no 1.14 of

(1)	(2)	(3)	(4)																				
	clause 12	Regulation No.33 (10) (A) shall be applicable.	Regulation No.33 (10) (A) and provisions of MHADA Act. shall be applicable.																				
39	33(10)(A) clause 7.6	7.6 Development of Slum Plots under DCR 33(10) (A) and Urban Renewal plots under DCR 33(9) (A) in a planning sector may be allowed to be developed together in order to promote flexibility of design as well as to raise more resources. The power under Regulation 13(6) for shifting and/or interchanging the purpose of designations/reservations shall be exercised by the OSD, DRP (SRA) in respect of DNA as a SPA in consultation of MCGM.	7.6 Development of Slum Plots under DCR 33(10) (A) and Urban Renewal plots under DCR 33(9) (A) in a planning sector may be allowed to be developed together in order to promote flexibility of design as well as to raise more resources. The power under Regulation 13(6) for shifting and/or interchanging the purpose of designations/reservations shall be exercised by the OSD, DRP (SRA) in respect of DNA as a SPA in consultation of MCGM.																				
40	33(10)(A) Annexure-A Heading of Table	<table><tr><th>Sr. No.</th><th>Discription of the Amenity</th><th>Legends</th><th>Units</th><th>Additional amenities & facilities to be provided under DRP</th></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>	Sr. No.	Discription of the Amenity	Legends	Units	Additional amenities & facilities to be provided under DRP						<table><tr><th>Sr. No.</th><th>Discription of the Amenity</th><th>Legends</th><th>Units</th><th>Additional amenities & facilities to be provided under DRP</th></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>	Sr. No.	Discription of the Amenity	Legends	Units	Additional amenities & facilities to be provided under DRP					
Sr. No.	Discription of the Amenity	Legends	Units	Additional amenities & facilities to be provided under DRP																			
Sr. No.	Discription of the Amenity	Legends	Units	Additional amenities & facilities to be provided under DRP																			
41	33(10)(A) sub clause xi under clause II	xi) "Implementing Sector" shall mean the plot of lands comprising C.S. Nos. /CTS Nos. wholly derived from Planning Sector of DNA and which may be or may not be bounded by existing major roads, railway lines, village boundary and the proposed major roads with area not less than 4000 sq. m so as to achieve well planned and controlled development within Planning Sector of DRP along with various amenities and facilities to be provided for people at large within the boundaries of such plots/areas.	xi) "Implementing Sector" shall mean the plot of lands comprising C.S. Nos. /CTS Nos. wholly derived from Planning Sector of DNA and which may be or may not be bounded by existing major roads, railway lines, village boundary and the proposed major roads with area not less than 4000 sq. m so as to achieve well planned and controlled development within Planning Sector of DRP along with various amenities and facilities to be provided for people at large within the boundaries of such plots/areas.																				
42	45 (A) Clause (c)	45. Restrictions on Development in certain areas Height and other restrictions in certain areas (A)Funnel of vision (c)Preserving the eastern and southern view of the Backbay Area, Marine Drive- Notwithstanding anything contained in these Regulations, to preserve the eastern and southern view of the Backbay and the Marine Drive area from Kamla Nehru Park on Malabar Hill, a funnel of vision has been marked on the land use(development) plan of "D" Ward. No building shall in this funnel of vision shall be raised or erected to the height of more than 21.35 m or such lesser height as the Commissioner may prescribe which would include the terrace, staircase or lift room, elevated water storage tank or any other building feature.	45. Restrictions on Development in certain areas Height and other restrictions in certain areas (A)Funnel of vision. (c)Preserving the eastern and southern view of the Backbay Area, Marine Drive- Notwithstanding anything contained in these Regulations, to preserve the eastern and southern view of the Backbay and the Marine Drive area from Kamla Nehru Park on Malabar Hill, a funnel of vision has been marked on the land use(development) plan of "D" Ward. No building shall in this funnel of vision shall be raised or erected to the height of more than 21.35 m or such lesser height as the Commissioner may prescribe which would include the terrace, staircase or lift room, elevated water storage tank or any other building feature.																				

(1)	(2)	(3)	(4)
		<p>Provided that the Commissioner may, with the prior approval of the Government, permit a building more than 21.35 m high after due consideration of the contours of the area, surrounding developments and plot location, the objective being not to obstruct the view within the funnel of vision</p>	<p>Provided that the Commissioner may, with the prior approval of the Government, permit a building more than 21.35 m high after due consideration of the contours of the area, surrounding developments and plot location, the objective being not to obstruct the view within the funnel of vision</p>

प्रदीप गोहिल,
शासनाचे अवर सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 29th June 2018.

Corrigendum and Addendum to Notification

No. TPB. 4317/629/CR-118/2017/DP/UD-11.—Whereas, in exercise of the powers conferred by sub-section (1) of Section 31 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act ”), the State Government *vide* Notification No. 4317/629/CR-118/2017/DP/UD-11, dated 8th may 2018 (hereinafter referred to as “ the said Notification ”) has accorded sanction to the Draft Development Plan-2034 of Greater Mumbai with modifications shown in SCHEDULE-A appended to the said Notification excluding the substantial modifications as shown in SCHEDULE-B appended to the said Notification and Government has issued corrigendum of even number dated 22nd June 2018 to the said Notification ;

And Whereas, it is noticed that there are some typographical Errors and mistakes, in the said Notification and SCHEDULE-A and for that purpose it is necessary to issue a Corrigendum and Addendum for the same as mentioned in Annexure-I, appended hereto ;

Now, therefore, this Corrigendum and addendum is issued in respect of such corrections and additions in the said Notification and SCHEDULE-A as mentioned in Annexure-I appended hereto.

Copy of this Corrigendum and Addendum is made available for the inspection of the public in the following offices during office hours on all working days for period of thirty days.

(1) Chief Engineer (Development Plan), Municipal Corporation of Greater Mumbai, Mahapalika Marg, Mumbai 400 001.

(2) Deputy Director of Town Planning, Greater Mumbai, ‘ E ’ Block ENSA Hutment, Azad Maidan, Mahapalika Marg, Mumbai 400 001.

This Notification Shall also be available on the Government of Maharashtra website : www.maharashtra.gov.in **(Acts and Rules)**.

By order and in the name of the Governor of Maharashtra,

PRADEEP GOHIL,
Under Secretary to Government.

Annexure-1

Appended to the Urban Development Departments Corrigendum and Addendum No. TPB-4317/629/CR-118/2017/DPP/UD-11,
dated 29th June 2018

(A) Corrigendum to Notification No. TPB. 4317/629/CR-118/2017/DPP/UD-11, dated 8th May 2018.

Corrigendum to Notification

Para of Notification (1)	Instead of (2)	Read as (3)
17	<p>17. The proposal of the 1991 D.P. on the government lands, which are granted by the government to any institute or persons excepting textile mill, during the period from the date of sanction of the concerned part of the 1991 D.P. and the date of publication of draft D.P. 2034 under section 26 (i.e. 27.05.2016) which are valid, shall prevail, irrespective of any proposal in the 2034 D.P. subject to the stipulations of the order of the said grant of land/ consent term if any/court order if any, in this regard.</p> <p>Provided that the above provision shall also be applicable to the land allotted by the MCGM/MMRDA and to the lands for which the consent decided by competent court and to the lands for which the consent terms submitted by government in the competent court.</p> <p>Provided further that, such proposals shall be submitted by the allottee to the commissioner within a period of three months from the date on which the D.P. come into force and the commissioner shall take decision on it within next six months.</p>	<p>17. The Proposal of the 1991 D.P. on the Government lands, which are granted by the Government to any institute or persons excepting textile mill, during the period from the date of sanction of the concerned part of the 1991 D.P. and the date of publication of draft D.P.2034 under section 26 (i.e.27.05.2016) which are valid, shall prevail, irrespective of any proposal in the 2034 D.P. subject to the stipulations of the order of the said grant of land/ consent term if any / court order if any, in this regard.</p> <p>Provided that the above provision shall also be applicable to the land allotted by the MCGM / MMRDA and to the lands for which the land use decided by competent court and to the lands for which the consent terms submitted by government in the competent court. Provided further that, modifications sanctioned by Government u/s 37 of MRTP Act, 1966 to the proposal of 1991, D.P. which are not incorporated in 2034 D.P. shall prevail irrespective of any proposal in 2034 D.P. Provided further that, such proposals shall be submitted by the allottee/applicant to the Commissioner within a period of three months from the date on which the D.P. come into force and the commissioner shall take decision on it within next six months.</p>

(B) Corrigendum and Addendum to Modification in schedule-A of Notification No. TPB. 4317/629/CR-118/2017/DP/UD-11, dated 8th May 2018

**Corrigendum and Addendum to Modification in schedule-A
(In respect of Development Plan--2034)**

Sr. No. (1)	SM/EP No. (2)	Instead of 7th Column (3)	7th Column Read as (4)
1	SM-A16	Sanctioned as proposed u/s 30	SM-A16 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No. EP-A21 in Schedule-B of Notice Dt.08/05/2018
2	SM-A18	Refused to accord sanction, Proposal u/s 26 is reinstated with following changes:- Designation of DOS2.6 is changed to DOS2.6+DSA3.5	SM-A18 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No. EP-A22 in Schedule-B of Notice Dt.08/05/2018
3	SM-FN39	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.	SM-FN39 is deleted from Schedule-A of Notice Dt.08/05/2018 and is added as new entry vide No. EP-FN70 in Schedule-B of Notification Dt.08/05/2018
4	SM-FN40	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.	SM-FN40 is deleted from Schedule-A of Notice Dt.08/05/2018 and is added as new entry vide No. EP-FN71 in Schedule-B of Notification Dt.08/05/2018
5	SM-FN41	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.	SM-FN41 is deleted from Schedule-A of Notice Dt.08/05/2018 and is added as new entry vide No. EP-FN72 in Schedule-B of Notification Dt.08/05/2018
6	SM-FS09	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.	SM-FS09 is deleted from Schedule-A of Notice Dt.08/05/2018 and is added as new entry vide No. EP-FS69 in Schedule-B of Notification Dt.08/05/2018
7	SM-FS13	Sanctioned as proposed u/s 30	Refused to accord sanction, Proposal u/s 26 is reinstated
8	SM-FS28	Sanctioned as proposed u/s 30	Refused to accord sanction, Proposal u/s 26 is reinstated
9	SM-GN21	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-GN21 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No. EP-GN32 in Schedule-B of Notice Dt.08/05/2018
10	SM-GN25	Sanctioned as proposed u/s 30	SM-GN25 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No. EP-GN33 in Schedule-B of Notice Dt.08/05/2018
11	SM-HE12	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-HE12 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No. EP-HE42 in Schedule-B of Notice Dt.08/05/2018

(1)	(2)	(3)	(4)
12	SM-KW 33	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-KW 33 is deleted from Schedule A of Notification dt. 08/05/2018 and added as new entry vide no. EP-KW140 in Schedule B of Notification dt. 08/05/2018
13	SM-KW34	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-KW 34 is deleted from Schedule A of Notification dt. 08/05/2018 and added as new entry vide no. EP-KW141 in Schedule B of Notification dt. 08/05/2018
14	SM-KW35	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-KW 35 is deleted from Schedule A of Notification dt. 08/05/2018 and added as new entry vide no. EP-KW142 in Schedule B of Notification dt. 08/05/2018
15	SM-RC39	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-RC39 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No. EP-RC134 in Schedule-B of Notice Dt.08/05/2018
16	SM-RS17	Refused to accord sanction , Proposal u/s 26/approved SRA layout is reinstated	SM-RS17 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No. EP-RS133 in Schedule-B of Notice Dt.08/05/2018
17	SM-S56	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-S56 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No. EP-S157 in Schedule-B of Notice Dt.08/05/2018

New entries added in Schedule-A of Notification dated 8th may 2018

Sr. No.	SM/EP No.	Modification No.	Sheet No.	Proposal as per published plan under section 26 of the MR&TP Act, 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act, 1966	Substantial Modifications published by the Government under section 31(1) of the MR&TP Act, 1966
1	2	3	4	5	6	7
1	SM-D24	158	IC16	R Zone & DOS 2.7 (Green Belt)	Reservation of ROS1.5 (Garden/Park) is incorporated on the said plot	Refused to accord sanction, Proposal u/s 26 is reinstated.
2	SM-HW42	MHW 21	WS 08, WS 05, WS 02	DP Road	1) 36.60 mt. Wide DP Road from Hill Road Junction to Turner Road Junction is deleted & the land is included in reservation of Promenade ROS 1.2 2) 36.60 mt. wide DP Road from Govind Patil Road Junction upto Boundary of P & T Colony deleted and included in RP 1.1 reservation of Fish & Net Drying Yard DP 1.1 designation of Fish & Net Drying Yard and the deleted road stretch from NDZ to P & T Colony is included in Natural Area and further area of the road included in RPU 4.5 in the land belongs to P & T	Refused to accord sanction, Proposal u/s 26 is reinstated

(१)	(२)	(३)	(४)	(५)	(६)	(७)
3	SM-KW36	MKW 101	WS 27	ROS 1.5 (Garden/Park)	Garden/Park (ROS1.5) is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated.
4	SM-KW37	MKW 104	WS 23	18.30 mt. D.P. Road	The 18.30M. DP Road is deleted & reservation of ROS1.4 & RR2.1 is restored on the deleted portion.	Refused to accord sanction, Proposal u/s 26 is reinstated.
5	SM-KW38	MKW 110	WS 23	Existing Road & RSA 2.1 ((Multipurpose community Centre)	The reservation of RSA 2.1 (Multipurpose Community Centre) on plot is changed to RR2.2 (Affordable Housing).	Refused to accord sanction, Proposal u/s 26 is reinstated.
6	SM-KW39	MKW 137	WS 27	Existing road	44' Existing Purshotam Tandan Marg from Lokhandwala circle upto Maharana Pratap Road is widened to 27.45 Mtr.	Refused to accord sanction, Proposal u/s 26 is reinstated.
7	SM-MW36	MMW 55	ES17	ROS 1.4 (Playground)	Reservation of Playground (ROS 1.4) changed to reservation of Affordable Housing (RR 2.2).	Refused to accord sanction, Proposal u/s 26 is reinstated
8	SM-N28	MN69	ES 29	RE1.1 - Municipal School ROS 1.4 - Playground	RE 1.1 - Municipal school & ROS 1.4 - Play Ground deleted and reserved as RR2.2 - Affordable housing	Refused to accord sanction, Proposal u/s 26 is reinstated.
9	SM-PN40	MPN 89	WS 44	Existing road	13.40 M. Proposed road widening is shown affecting CTS no. 500, 717A, 504, 722, 717B, 713, 714, 509/8, 509/1, 509/15 to 509/29 of village Malad (E)	Refused to accord sanction, Proposal u/s 26 is reinstated.
10	SM-RS41	--	WS 49	18.30mt. wide D.P.Road	18.30mt. wide D.P.Road	18.30mt. wide D.P.Road is deleted as shown on plan.
11	SM-S58	MS99	ES 38	RSA2.1 (Multipurpose Community Centre) ROS1.5 (Garden / Park) 6.10 m DP Road	40% area of Reservations RSA2.1 (Multipurpose Community Centre), ROS1.5 (Garden/ Park) & 6.1m DP Road deleted and remaining 60% is shown as ROS1.5 (Garden/Park) reservation.	Refused to accord sanction, Proposal u/s 26 is reinstated.

(C) Corrigendum and Addendum to Modification in schedule-A of Notification No. TPB. 4317/629/CR-118/2017/DP/UD-11,
dated 8th May 2018

Corrigendum and Addendum to Modification in schedule-A
(In respect of Development Control and Promotion Regulations--2034)

Sr. No. (1)	Regulation No. (2)	Published Provision of the Regulation (3)	Read as (4)
1	1(iv) is deleted	(iv) Date of coming into force: These Regulations shall come into force on the date of publication in Maharashtra Government Gazette sanctioned by the Government under section 31 of Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) and shall replace the existing Development Control Regulations for Greater Mumbai framed under the MR & TP Act, 1966.	(iv) Date of coming into force: These Regulations shall come into force on the date 01.09.2018 of publication in Maharashtra Government Gazette sanctioned by the Government under section 31 of Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) and shall replace the existing Development Control Regulations for Greater Mumbai framed under the MR & TP Act, 1966.
2	2(vi)(4)	“Accommodation Reservation” means a land instrument enabling a Planning Authority to acquire part of the reserved land and / or developed amenity in accordance with these Regulations. plot of land reserved for public purpose, where land owner has an option of handing over the part of land and/or developed amenity to MCGM, for the intended public purpose and developing balance land with permissible Development Right (DR) for the entire plot with the provision of these regulations.	“Accommodation Reservation” means a land instrument enabling a Planning Authority to acquire part of the reserved land and / or developed amenity in accordance with these Regulations plot of land reserved for public purpose, where land owner has an option of handing over the specified part of land and/or alongwith developed amenity to MCGM, for the intended public purpose free of cost and free from any encumbrances and developing balance land with permissible basic FSI and Development Right (DR) for potential of the entire plot with the provision of these regulations.
3	2(iv)(12)	(12) “Atrium” means the area comprised of entrance lobby or common entrance hall of the building or common area at any floor level which serves as a Common Open Spaces for more than one floor.	(12) “Atrium” means the area comprised of entrance lobby or common entrance hall of the building or common area at any Single floor level which serves as a Common Open Spaces for more than one floor.
4	2(iv)(41)	(41) “Eating House” means any premises where any kind of food is prepared or supplied for consumption of public for the profit or gain of any person owning or having an interest in or managing such premises.	(41) “Eating House” means any premises where any kind of food is prepared or supplied for consumption of public for the profit or gain of any person owning or having an interest in or managing such premises.
5	10 (3)(xi)	Security deposit - To ensure compliance with these Regulations and the directions given in the sanctioned plan and other conditions, a security deposit, shall be charged at rates specified by the Commissioner. It shall be returned to the owner one year immediately after the issue of the full occupancy certificate after the Commissioner is satisfied with the compliance with various conditions stipulated in the said full occupancy certificate.	Security deposit - To ensure compliance with these Regulations and the directions given in the sanctioned plan and other conditions, a security deposit, shall be charged at rates specified by the Commissioner. It shall be returned to the owner one year immediately after the issue of the full occupancy certificate and after the Commissioner is satisfied with the compliance with various conditions stipulated in the said full occupancy certificate.

(1)	(2)	(3)	(4)
6	10 (3) (xii)	<p>Clearance certificate for tax arrears - The notice shall also be accompanied by an attested copy of a clearance certificate from the Assessment Department of the Corporation for payment of tax up to date self-certification by the owner/developer regarding payment of tax up to date with certified copies latest payment receipt.</p> <p>Development of land partly designated reserved/partly of existing amenity: Where a building exists on a site shown as designation existing amenity or reservation in the DP, only its appropriate part of land as used for such designation existing amenity or reservation shall be used for the said purpose and the remaining part of the developable land may be put to use in conformity with the purpose of development as otherwise permissible in these Regulations.</p>	<p>Clearance certificate for tax arrears - The notice shall also be accompanied by an attested copy of a clearance certificate from the Assessment Department of the Corporation for payment of tax up to date self-certification by the owner/developer regarding payment of tax up to date with certified copies of latest payment receipt.</p> <p>Development of land partly designated reserved/partly shown as existing amenity: Where a building exists on a site shown as designation existing amenity or reservation in the DP, only its appropriate part of land as used for such designation existing amenity or reservation shall be used for the said purpose and the remaining part of the land/building of the developable land may be put to use in conformity with the purpose of development as otherwise permissible in these Regulations.</p>
7	13 (2)(c)		<p>d) Development of Amenity plot: Wherever lands are received by the Planning or Appropriate Authority as an amenity plot as per the provisions of these Regulations, such entire plot shall be used exclusively for public purpose as decided by the Municipal Commissioner, without applying provisions of Accommodation Reservation (AR) under Regulation No. 17, unless otherwise specifically allowed.</p>
8	13(2) (d)		<p>d) Development of Amenity plot: Wherever possession of lands is are received obtained by the Planning or Appropriate Authority as an amenity plot as per the provisions of these Regulations, such entire plot shall be used exclusively for public purpose as decided by the Municipal Commissioner, without applying provisions of Accommodation Reservation (AR) under Regulation No. 17, unless otherwise specifically allowed.</p>
9	13(8)		<p>(8) Temporary Vending Zone: The Commissioner may, through special permission, allow certain designated existing amenity lands or premises, as determined by the Commissioner, such as public parking lots, to be brought under vending zone. During such time slots (not more than one to four hours per week on weekends), the primary user of the designated existing amenity land/premises shall remain temporarily suspended. However, the normal functioning of the primary user, under no circumstance, shall be compromised or displaced. In allowing such use, it should be ensured that the primary use is not compromised/ impaired.</p>
10	14(A)		<p>(A) In Plots/lay-outs of the land admeasuring 4000 sq. m or more: In case of development of land admeasuring 4000 sq. m and more (excluding the area under Road set back/DP Road) in Residential and Commercial Zones, amenity areas as specified below shall be provided fronting, a public road or shall be provided with a perpetual independent right of way. Such amenity area shall be exclusive of area under perpetual independent right of way.</p>

(1)	(2)	(3)	(4)
11	14(A) (iii) (c) deleted from schedule -A and added new EP 23A in schedule -B	c) Such amenity areas shall not be deducted from the plot for the calculation of FSI permissible on the balance plot.	c) Such amenity areas shall not be deducted from the plot for the calculation of FSI permissible on the balance plot. (EP-23A)
12	14 (B) (h)	(h) Public utility and amenity plots shall not be developed under AR as per Regulation No.17. The entire plot of public amenity land shall be developed entirely for the purpose of public amenity or POS alone.	(h) Public utility and amenity plots shall not be developed under AR as per Regulation No.17. The entire plot of public amenity land shall be developed entirely for the purpose of public amenity / or POS alone as per sub regulation no. 14(B) (c) (ii) above of this regulation.
13	14(B) Note (I)	Note: I. Conversion from industrial zone to residential/commercial zone shall be applicable to the part area of land holding subject to the condition that total area of the entire land holding shall be considered for deciding the payment of premium and percentage of and to be reserved of the said part area of land for public amenity spaces , as per this Regulation. However necessary segregating distance shall be provided from industrial use.	Note: I. Conversion from industrial zone to residential/commercial zone shall be applicable to the part area of land holding subject to the condition that total area of the entire land holding shall be considered for deciding the payment of premium and percentage of and land to be reserved of the said part area of land for public amenity spaces , as per this Regulation. However necessary segregating distance shall be provided from industrial use.
14	15(1) (b)	b) The aforesaid plot shall be handed over to MCGM within twelve 24 months from the date of approval /approval of the layout. The FSI of such plot can be utilized on remainder plot only after handing over of such plot to MCGM or before availing Zonal (basic) FSI beyond 50% of 75% of gross plot area or granting Occupation Certificate to last 25% of Zonal (basic) FSI in to any of the building, whichever is earlier. The ownership of such plot shall be transferred in the name of MCGM in Revenue records before seeking occupation to last 25% of admissible FSI in any of the buildings in the layout other than IH.	b) The aforesaid plot shall be handed over to MCGM within twelve 24 months from the date of approval /approval of the layout. The FSI of such plot can be utilized on remainder plot only after handing over of such plot to MCGM or before availing Zonal (basic) FSI beyond 50% of 75% of gross plot area or granting Occupation Certificate to last 25% of Zonal (basic) FSI in to any of the building, whichever is earlier. The ownership of such plot shall be transferred in the name of MCGM in Revenue records before seeking occupation to last 25% of admissible FSI in any of the buildings in the layout other than IH.
15	15(1)(d)	d) In case the owner/developer opts to utilize the FSI on the remainder plot/within layout, the permissibility of the FSI for the purpose of development on balance plot shall be considered on the gross plot area including the area to be handed over to MCGM for IH.	d) In case the owner/developer opts to utilize the FSI on the remainder plot/within layout, the permissibility of the FSI for the purpose of development on balance plot shall be considered on the gross plot area including excluding the area to be handed over to MCGM for IH. (E.P.-26)

(1)	(2)	(3)	(4)
16	16	<p>16. Road /Road Widening</p> <p>The permissible BUA shall be on the gross plot area including the area required for road widening or roads proposed under the DP or the MMC Act, 1888, as stipulated in Regulation No 30 of these Regulations only if the Owner hands over the same entirely to the MCGM free of cost and free of encumbrances by leveling the land to the surrounding ground level and after constructing 1.5 m. high compound wall leaving the setback area as directed by the Commissioner.</p> <p>Thereafter, the road land shall be transferred in the Revenue records in the name of the Corporation and shall vest in it becoming part of a public street as defined in sub-section (3) of section 288 of the MMC Act, 1888. The additional BUA equal to area of plot so surrendered to MCGM free of cost and free of encumbrances shall be permissible over and above the</p> <p>permissible BUA as specified in Regulation No.30 (A) except in respect of proposal processed under Regulation No 33(5),33(7),33(7)(A),33(8), 33(9),33(9)(A), 33(9)(B), 33(10),33(10)(A),33(20)(A), 33(21).</p> <p>In case where the development of plot/layout is already completed in all respects and the road is proposed to be widened subsequently as per the sanctioned road line prescribed under MMC Act 1888, plot owner shall be entitled for BUA as per the Zonal (basic) FSI/TDR of plot so surrendered to MCGM/ Appropriate Authority free of cost and free of encumbrances or monetary compensation as decided by the Competent Authority.</p> <p>Herein after, wherever bridges are constructed by Govt./MCGM/Appropriate Authority, the same shall be provided with noise barriers as explained in Regulation No. 2(IV) (87).</p>	<p>16. Road /Road Widening</p> <p>The permissible BUA shall be on the gross plot area including excluding the area required for road widening or roads proposed under the DP or the MMC Act, 1888, as stipulated in Regulation No 30 of these Regulations only if the Owner hands over the same entirely to the MCGM free of cost and free of encumbrances by leveling the land to the surrounding ground level and after constructing 1.5 m. high compound wall leaving the setback area as directed by the Commissioner.</p> <p>Thereafter, the road land shall be transferred in the Revenue records in the name of the Corporation and shall vest in it becoming part of a public street as defined in sub-section (3) of section 288 of the MMC Act, 1888. The additional BUA equal to area of plot so surrendered to MCGM free of cost and free of encumbrances shall be permissible over and above the permissible BUA as specified in Regulation No.30 (A) except in respect of proposal processed under Regulation No 33(5),33(7),33(7)(A),33(8),33(9),33(9)(A),33(9)(B), 33(10),33(10)(A),33(20)(A), 33(21).</p> <p>In case where the development of plot/layout is already completed in all respects and the road is proposed to be widened subsequently as per the sanctioned road line prescribed under MMC Act 1888, plot owner shall be entitled for BUA as per the Zonal (basic) FSI/TDR of plot so surrendered to MCGM/ Appropriate Authority free of cost and free of encumbrances or monetary compensation as decided by the Competent Authority.</p> <p>Herein after, wherever bridges are constructed by Govt./MCGM/Appropriate Authority, the same shall be provided with noise barriers as explained in Regulation No. 2(IV) (87).</p>
17	17(1)(1)(iv)	<p>iv. The construction of built up amenity (with all requirements as per the provisions of these Regulations) to be handed over to MCGM along with the land as stated above under AR may be allowed to be developed in independent building/semidetached to the structures of other permissible development on the same plot or layout proposed by the owner/developer on the remaining land. The ownership of such plot or BUA to be handed over to MCGM shall vest with MCGM. Immediately an application to Revenue Authority for making a mutation entry shall be submitted by owner/developer. Thereafter, Commissioner shall also take up the matter with Revenue department</p>	<p>iv. The construction of built up amenity (with all requirements as per the provisions of these Regulations) to be handed over to MCGM along with the land as stated above under AR may be allowed to be developed in independent building/semidetached to the structures of other permissible development on the same plot or layout proposed by the owner/developer on the remaining land. The ownership of such plot or alongwith BUA to be handed over to MCGM shall vest with MCGM. Immediately an application to Revenue Authority for making a mutation entry shall be submitted by owner/developer. Thereafter, Commissioner shall also take up the matter with Revenue department</p>

(1)	(2)	(3)	(4)												
		for the necessary mutation entry. Revenue department shall enter in other rights column a mutation entry of plot or BUA handed over to MCGM and correct the revenue records accordingly on receipt of such intimation and on payment of such fees by owner as may be decided by the Government. A separate property register card thereof in the name of MCGM shall be submitted by owner before seeking Occupation Certificate for any part of building/buildings beyond 50% 75% of permissible BUA as per Zonal (basic) FSI, or granting Occupation Certificate to last 25% of admissible FSI in to any of the building, whichever is earlier other than amenity.	for the necessary mutation entry. Revenue department shall enter in other rights column a mutation entry of plot or along with BUA handed over to MCGM and correct the revenue records accordingly on receipt of such intimation and on payment of such fees by owner as may be decided by the Government. A separate property register card in words & figures thereof in the name of MCGM shall be submitted by owner before seeking Occupation Certificate for any part of building/buildings beyond 50% 75% of permissible BUA as per Zonal (basic) FSI, or granting Occupation Certificate to last 25% of admissible FSI in to admissible FSI in to any of the building other than amenity , whichever is earlier. other than amenity .												
18	17(2)(iii)	iii) The ownership of such BUA to be handed over to MCGM shall vest with MCGM. Immediately an application to Revenue Authority for making a mutation entry shall be submitted by owner/developer. Thereafter, Commissioner shall also take up the matter with Revenue department for the necessary mutation entry. Revenue department shall enter in other rights column a mutation entry of BUA handed over to MCGM. The mutation entry in respect of built up area to be handed over to MCGM shall be made In property register card/Revenue records. On receipt of such intimation and on payment of such fees by owner as may be decided by the Government, Revenue department shall correct the revenue records accordingly. The owner shall submit property register card with the mutation entry before seeking Occupation Certificate for any part of building/buildings beyond 50% 75% of permissible BUA as per Zonal (basic) FSI, or granting Occupation Certificate to last 25% of admissible FSI in to any of the building, whichever is earlier.	iii) The ownership of such BUA to be handed over to MCGM shall vest with MCGM. Immediately an application to Revenue Authority for making a mutation entry shall be submitted by owner/developer. Thereafter, Commissioner shall also take up the matter with Revenue department for the necessary mutation entry. Revenue department shall enter in other rights column a mutation entry of BUA handed over to MCGM. The mutation entry in respect of built up area to be handed over to MCGM shall be made In property register card/Revenue records. On receipt of such intimation and on payment of such fees by owner as may be decided by the Government, Revenue department shall correct the revenue records accordingly. The owner shall submit property register card with the mutation entry before seeking Occupation Certificate for any part of building/buildings beyond 50% 75% of permissible BUA as per Zonal (basic) FSI, or granting Occupation Certificate to last 25% of admissible FSI in to to last 25% of admissible FSI in to any of the building, whichever is earlier.												
19	17(1)	<div>Table No: 3</div> <div>Common set of conditions for development of Reservations and Authority/Person who may develop Reservation</div> <table><tr><th>Symbol</th><th>Applicable Conditions for Development</th></tr><tr><td>1</td><td>The Corporation or Appropriate Authorities may entrust the development, operation and maintenance of the entire reservation to an appropriate agency</td></tr><tr><td>2</td><td>The Owner will be allowed to develop the reservation only for its intended purpose</td></tr></table>	Symbol	Applicable Conditions for Development	1	The Corporation or Appropriate Authorities may entrust the development, operation and maintenance of the entire reservation to an appropriate agency	2	The Owner will be allowed to develop the reservation only for its intended purpose	<div>Table No: 3</div> <div>Common set of conditions for development of Reservations and Authority/Person who may develop Reservation</div> <table><tr><th>Symbol</th><th>Applicable Conditions for Development</th></tr><tr><td>1</td><td>The Corporation or Appropriate Authorities may entrust the development, operation and maintenance of the entire reservation to an appropriate agency</td></tr><tr><td>2</td><td>The Owner will be allowed to develop the reservation only for its intended purpose</td></tr></table>	Symbol	Applicable Conditions for Development	1	The Corporation or Appropriate Authorities may entrust the development, operation and maintenance of the entire reservation to an appropriate agency	2	The Owner will be allowed to develop the reservation only for its intended purpose
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(1)	(2)	(3)	(4)
20	17(1) Table -4 Sr. No. 20 deleted and inserted in Table No 5 as Sr. No.66A and Sr. No. 68 is newly added.	<div> <div>3</div> <div>The Owner will be allowed to develop the reservation on Accommodation Reservation basis.</div> </div> <div> <div>Za</div> <div>Maximum % of plot area that can be used for ancillary uses.</div> </div> <div> <div>Zb</div> <div>Maximum % of permissible built up area at Zonal (basic) FSI of the built-up reservation area that can be used for ancillary users.</div> </div> <div> <div>X</div> <div>Maximum % of development rights, permissible at Zonal (basic) FSI, of the reservation area affecting the plot, to be constructed as built-up amenity/amenity for reservation under AR.</div> </div> <div> <div>Y</div> <div>Maximum % of reserved plot to be set aside for built-up amenity developed under AR and to be handed over to MCGM, along with the built-up amenity.</div> </div>	<div>Table No.4</div> <div> <div>20</div> <div>RT 3.1</div> <div>Metro /Mono Rail car shed</div> <div>Metro /Mono Car shed alongwith other uses if any, such as material Depot store, work shop, office</div> <div>As may be decided by MMRDA or Appropriate Authority</div> <div>1</div> </div>
21	17(1) Table No. 5, Sr.No. 5	<div>Table No 5</div> <div>Reservations to be developed for the intended purposes or as per Accommodation Reservation.</div> <div> <div>Sr No</div> <div>Reservation main</div> <div>Reservation Sub Category</div> <div>Users Permitted</div> <div>Applicable condition</div> </div>	<div>Table No 5</div> <div>Reservations to be developed for the intended purposes or as per Accommodation Reservation.</div> <div> <div>66 A</div> <div>RT 3.1</div> <div>Metro /Mono Rail car shed</div> <div>Metro/ Mono Car shed, alongwith other uses if any such as material depot store, workshop, office.</div> <div>As may be decided by MMRDA or Appropriate Authority</div> <div>1 or 3 (Y= 50)</div> </div> <div> <div>68</div> <div></div> <div>National Law University of Maharashtra</div> <div>Education etc.</div> <div>As per requirement ancillary to law University</div> <div>1 or 3 (Y= 40)</div> </div>

(1)		(2)		(3)						(4)					
				Category				ons for developm						ons for developm	

(1)	(2)	(3)	(4)
		<div>other education al purposes, Auditoriu m and art and culture related uses. After hours of principal uses other education al / permitted uses including Aadhar Kendra with skill developm ent centre, Yogalaya, welfare centre as-decided by-the Commissi oner</div>	<div>other education al purposes, Auditoriu m and art and culture related uses. After hours of principal uses other education al / permitted uses including Aadhar Kendra with skill developm ent centre, Yogalaya, welfare centre as-decided by-the Commissi oner</div>
22	17(1) Note :- 1(a) below Table No. 5	<p>Table No 5 Reservations to be developed for the intended purposes or as per Accommodation Reservation.</p> <p>Note: - 1 a) The plot area to be handed over to MCGM under AR shall not be deducted from the gross plot area for the purpose of calculation of full permissible BUA under these regulations and may be utilized on the balance plot. Additional BUA equal to area of the plot so surrendered to</p>	<p>Table No 5 Reservations to be developed for the intended purposes or as per Accommodation Reservation.</p> <p>Note: - 1 a) The plot area to be handed over to MCGM under AR shall not be deducted from the gross plot area for the purpose of calculation of full permissible BUA under these regulations and may be utilized on the balance plot. Additional BUA equal to area of the plot so</p>

(1)	(2)	(3)	(4)
		<p>MCGM free of cost and free of encumbrances shall be permissible over and above the permissible BUA or TDR as specified in the Regulation No.30(A) except in respect of proposal processed under Regulation No 33(5), 33(7), 33(9)(A), 33(9)(B), 33(10) (A), 33(20) (A), 33(21).</p>	<p>surrendered to MCGM free of cost and free of encumbrances shall be permissible over and above the permissible BUA or TDR as specified in the Regulation No.30(A) except in respect of proposal processed under Regulation No 33(5), 33(7), 33(9)(A), 33(8), 33(9), 33(9)(A), 33(9)(B), 33(10) (A), 33(20) (A), 33(21). (EP-32)</p> <p>d) The developer/owner shall be entitled for the BUA /TDR in lieu of cost of construction of built up amenity under AR as follows: BUA / TDR in lieu of cost of construction of built up amenity handed over under AR = 4.50 1.25 (Rate of construction per sq. m as per ASR /Rate of developed land per sq. m as per ASR) * BUA of constructed built up amenity handed over under AR. This BUA shall be subject to maximum 40% of the BUA of amenity handed over to MCGM</p> <p>(e) In case of Sr. No. 49 66(PPL), the incentive BUA shall be 50% of the above cited BUA as calculated above.</p> <p>(f) No separate compensation shall be given for areas under Regulation No.31 (1). BUA for the construction of staircase/lift/staircase and lift lobby & other areas as per 31(1) shall not be counted in BUA to be handed over and shall be without charging premium for built up amenity under AR.</p> <p>(g) In case of residential amenity for arriving at number of tenements, ratio of BUA to carpet area shall be considered as 1.2</p> <p>(h) The applicable rate of ASR shall be ASR rate of the year in which amenity is handed over to MCGM IOD/IOA is issued.</p> <p>(i) The constructed built up amenity along with plot to be handed over to MCGM under AR shall have structural provisions for vertical extension in order to consume additional FSI permissible as per provisions of these Regulations in future.</p> <p>(j) The Owner/Developer shall be eligible for grant of TDR against unutilized BUA including that of Zonal (basic) FSI.</p> <p>9) Where a private plot is notified by GOM or reserved in DP for infrastructure related facilities in respect of public transportation authorities (such as MRVC, MMRDA, BEST etc.), the said authority shall have the option of acquiring part plot under AR where 50% of plot shall be handed over to the authority. The balance plot will be available for development for the Owner as permissible under these regulations. Provided further that notwithstanding anything contained in</p>
23	<p>17(1) Note :1(d) below Table No. 5</p>	<p>d) The developer/owner shall be entitled for the BUA in lieu of cost of construction of built up amenity under AR as follows: BUA in lieu of cost of construction of built up amenity handed over under AR = 4.50 1.25 (Rate of construction per sq. m as per ASR /Rate of developed land per sq. m as per ASR) * BUA of constructed built up amenity handed over under AR. This BUA shall be subject to maximum 40% of the BUA of amenity handed over to MCGM</p>	<p>In case of Sr. No. 49 66(PPL), the incentive BUA shall be 50% of the above cited BUA as calculated above.</p> <p>i) No separate compensation shall be given for areas under Regulation No.31 (1). BUA for the construction of staircase/lift/staircase and lift lobby & other areas as per 31(1) shall not be counted in BUA to be handed over and shall be without charging premium for built up amenity under AR. In case of residential amenity for arriving at number of tenements, ratio of BUA to carpet area shall be considered as 1.2</p> <p>ii) The applicable rate of ASR shall be ASR rate of the year in which amenity is handed over to MCGM IOD/IOA is issued.</p> <p>iii) The constructed built up amenity along with plot to be handed over to MCGM under AR shall have structural provisions for vertical extension in order to consume additional FSI permissible as per provisions of these Regulations in future.</p> <p>a) The Owner/Developer shall be eligible for grant of TDR against unutilized BUA including that of Zonal (basic) FSI.</p>
25	<p>17(1) Note below Table No. 5</p>	<p>9) Where a private plot is notified by GOM or reserved in DP for infrastructure related facilities in respect of public transportation authorities (such as MRVC, MMRDA, BEST etc.), the said authority shall have the option of acquiring part plot under AR where 50% of plot shall be handed over to the authority. The balance plot will be available for development for the Owner as permissible under these regulations. Provided further that notwithstanding anything contained in these Regulations, if such plot is situated in NDZ, then the maximum</p>	<p>9) Where a private plot is notified by GOM or reserved in DP for infrastructure related facilities in respect of public transportation authorities (such as MRVC, MMRDA, BEST etc.), the said authority shall have the option of acquiring part plot under AR where 50% of plot shall be handed over to the authority. The balance plot will be available for development for the Owner as permissible under these regulations. Provided further that notwithstanding anything contained in</p>

(1)	(2)	(3)	(4)																																				
		permissible FSI shall be 0.8 on the gross plot area to be utilized on the remainder plot.	these Regulations, if such plot is situated in NDZ, then the maximum permissible FSI shall be 0.8 on the gross plot area to be utilized on the remainder plot.																																				
26	19(2)	<p>19. Public Street and Means of Access</p> <p>(2) High Rise and Special Buildings: The Commissioner may permit access to such buildings from any street as stated below in the Table No6</p> <table><caption>Table No 6</caption><tr><th>Building type</th><th>Height of Building</th><th>Minimum road width required in Metres (m)</th></tr><tr><td>High Rise</td><td>Above 32 m up to 70 m</td><td>9.0</td></tr><tr><td>High Rise</td><td>Above 70 m up to 120 m</td><td>12.0</td></tr><tr><td>High Rise</td><td>Above 120 m</td><td>18.0</td></tr><tr><td>Special/Assembly Building</td><td>For Height up to 32 m</td><td>12.0</td></tr><tr><td>Special/Assembly Building</td><td>For Height above 32 m</td><td>18.0</td></tr></table> <p>And one end of street shall join another street of width as specified above or greater width. Development on plot along the road with width less than that specified in the above Table shall be allowed if along the entire stretch of a road, the plot owners/owner handover the land required for widening of road as required for the proposed development on plot, provided further that the width of the stretch proposed to be widened will not be more than the width of the road to which it connects.</p> <p>Provided further that the Commissioner may allow access to building with height up to 70 m.</p>	Building type	Height of Building	Minimum road width required in Metres (m)	High Rise	Above 32 m up to 70 m	9.0	High Rise	Above 70 m up to 120 m	12.0	High Rise	Above 120 m	18.0	Special/Assembly Building	For Height up to 32 m	12.0	Special/Assembly Building	For Height above 32 m	18.0	<p>19. Public Street and Means of Access</p> <p>(2) High Rise and Special Buildings: The Commissioner may permit access to such buildings from any street as stated below in the Table No 6</p> <table><caption>Table No 6</caption><tr><th>Building type</th><th>Height of Building</th><th>Minimum road width required in Metres (m)</th></tr><tr><td>High Rise</td><td>Above 32 m up to 70 m</td><td>9.0</td></tr><tr><td>High Rise</td><td>Above 70 m up to 120 m</td><td>12.0</td></tr><tr><td>High Rise</td><td>Above 120 m</td><td>18.0</td></tr><tr><td>Special/Assembly Building</td><td>For Height up to 32 m</td><td>12.0</td></tr><tr><td>Special/Assembly Building</td><td>For Height above 32 m</td><td>18.0</td></tr></table> <p>And one end of street shall join another street of width as specified above or greater width. Development on plot along the road with width less than that specified in the above Table shall be allowed if along the entire stretch of a road, the plot owners/owner handover the land required for widening of road as required for the proposed development on plot, provided further that the width of the stretch proposed to be widened will not be more than the width of the road to which it connects.</p> <p>Provided further that the Commissioner may allow access to building with height up to 70 m subject to following :-</p>	Building type	Height of Building	Minimum road width required in Metres (m)	High Rise	Above 32 m up to 70 m	9.0	High Rise	Above 70 m up to 120 m	12.0	High Rise	Above 120 m	18.0	Special/Assembly Building	For Height up to 32 m	12.0	Special/Assembly Building	For Height above 32 m	18.0
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27	19(2)(b) is deleted and clause (<p>(b) Through two numbers of existing roads each having minimum width of 6.0 m.</p> <p>c) Provided further that in case of redevelopment under Regulation No 33(5), 33(6), 33(7), 33(7)(A), 33(7)(B), 33(10), 33(10)(A), 33(15), 33(20) (A) width of Road 9 m shall be deemed to be adequate for any height</p>	<p>(b) Through two numbers of existing roads each having minimum width of 6.0 m.</p> <p>e) b) Provided further that in case of redevelopment under Regulation No 33(5), 33(6), 33(7), 33(7)(A), 33(7)(B), 33(10), 33(10)(A), 33(15), 33(20) (A) width of Road 9 m shall be deemed to be</p>																																				

(1)	(2)	(3)	(4)
(c) is renumbered as (b)			adequate for any height for the development up to the FSI permissible under that regulation.
28	27(2) Note-1	<p>Note:</p> <p>1. The above area of ROS LOS shall be calculated on the area excluding the areas under DP road/ setback/ reservations area to be handed over to appropriate authority</p>	<p>Note:</p> <p>1. The above area of ROS-LOS shall be calculated on the area excluding the areas under DP road/ setback/ reservations area to be handed over to appropriate authority</p>
29	31(1) (xxvi)	<p>31. Exempted from FSI /to be counted in FSI / Fungible Compensatory Area (Fungible) Floor-Space-Index (FSI):</p> <p>(1) Exemption from FSI</p> <p>(xxvi) Area of sanitary block for use of domestic servants engaged in the premises, not exceeding 2.2 sq. m at staircase mid-landing level and at silt level, area of sanitary block for use of drivers engaged by the car owners not exceeding 2.2 sq. m at each of the parking floor level. In case number of car parks exceeds 200 per parking floor level, additional sanitary block for every 200 cars or part there of shall be allowed.</p> <p>(EP-66)</p>	<p>31. Exempted from FSI /to be counted in FSI / Fungible Compensatory Area (Fungible) Floor-Space-Index (FSI):</p> <p>(1) Exemption from FSI</p> <p>(xxvi) Area of sanitary block for use of domestic servants engaged in the premises, not exceeding 2.2 sq. m at staircase mid-landing level and / or at silt level, area of sanitary block for use of drivers engaged by the car owners not exceeding 2.2 sq. m at each of the parking floor level. In case number of car parks exceeds 200 per parking floor level, additional sanitary block for every 200 cars or part there of shall be allowed.</p> <p>(EP-66)</p>
30	31(1) Note(ii)	<p>Note:</p> <p>ii. Open to sky swimming pool at any level other than (xxii) above, excluding at ground level as provided in Regulation No 42 (ii)(a), shall be counted in FSI.</p>	<p>Note:</p> <p>ii. Open to sky swimming pool at any level other than (xxii) above and excluding at ground level as provided in Regulation No 42 (ii)(a), shall be counted in FSI.</p>
31	33(9)	<p>a. Redevelopment/reconstruction in any zone shall be allowed to be undertaken without going through the process of change of zone. However, for the industrial-194</p> <p>PART VI-ADDITIONAL FLOOR SPACE INDEX DCPR 2034</p> <p>Draft Development Plan-2034 Municipal Corporation Development Control and Promotion Regulation-2034 of Greater Mumbai user, the existing segregating distance shall be maintained from the existing industrial unit.</p> <p>b. Any land under non-buildable/open space reservations, admeasuring up to 500 sq. m may be cleared by shifting the existing tenants from that site.</p>	<p>a. Redevelopment/reconstruction in any zone shall be allowed to be undertaken without going through the process of change of zone. However, for the industrial-194</p> <p>PART VI-ADDITIONAL FLOOR SPACE INDEX DCPR 2034</p> <p>Draft Development Plan-2034 Municipal Corporation Development Control and Promotion Regulation-2034 of Greater Mumbai user, the existing segregating distance shall be maintained from the existing industrial unit.</p> <p>b. Any land under non-buildable/open space reservations, admeasuring up to 500 sq. m may be cleared by shifting the existing tenants from that site.</p>

(1)	(2)	(3)	(4)
		<p>e. If the area under a non-buildable/open space reservation is more than 500 sq. m, minimum 50% of the area under reservation shall be developed for the same purpose and handed over to MCGM, subject to a minimum of 500 sq. m and the remaining land shall be allowed for development.</p> <p>d. All the reservations in the DP shall be rearranged, if necessary, with the same area and the same width of access road or as required under DCR, whichever is more.</p> <p>e. For the reservation of parking lot on a land included in URC, BUA equivalent to Zonal (basic) FSI for the area under reservation in that plot shall be made available free of cost to the MCGM or to any other Appropriate Authority. Such BUA to be handed over shall be free of FSI.</p> <p>f. For other buildable reservations on land, BUA equal to 60% of the Zonal (basic) FSI under such reservations or existing BUA of the amenity (designation) whichever is more, on that plot shall be made available free of FSI and free of cost to the MCGM or the Appropriate Authority. The reservations of compatible nature can be preferably constructed in one or more separate blocks, depending on the area and nature of such reservations and Municipal Commissioner may permit composite development of reservations in case of such reservations. However, if the HPC/Planning Authority requires BUA under any designation/reservation in excess of the Zonal (basic) FSI, then such excess area shall be considered as rehabilitation FSI, and incentive FSI as admissible under this Regulation shall be permissible.</p> <p>Provided that in case of development of reservations of Rehabilitation & Resettlement under the URS, BUA equal to 30% of the Zonal (basic) FSI shall be handed over to the MCGM free of FSI and free of cost, in addition to the rehabilitation of the existing tenements or users if any.</p> <p>The developer/owner shall be entitled for BUA in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation No. 17 (1);</p> <p>(EP-86)</p>	<p>e. If the area under a non-buildable/open space reservation is more than 500 sq. m, minimum 50% of the area under reservation shall be developed for the same purpose and handed over to MCGM, subject to a minimum of 500 sq. m and the remaining land shall be allowed for development.</p> <p>d. All the reservations in the DP shall be rearranged, if necessary, with the same area and the same width of access road or as required under DCR, whichever is more.</p> <p>e. For the reservation of parking lot on a land included in URC, BUA equivalent to Zonal (basic) FSI for the area under reservation in that plot shall be made available free of cost to the MCGM or to any other Appropriate Authority. Such BUA to be handed over shall be free of FSI.</p> <p>f. For other buildable reservations on land, BUA equal to 60% of the Zonal (basic) FSI under such reservations or existing BUA of the amenity (designation) whichever is more, on that plot shall be made available free of FSI and free of cost to the MCGM or the Appropriate Authority. The reservations of compatible nature can be preferably constructed in one or more separate blocks, depending on the area and nature of such reservations and Municipal Commissioner may permit composite development of reservations in case of such reservations. However, if the HPC/Planning Authority requires BUA under any designation/reservation in excess of the Zonal (basic) FSI, then such excess area shall be considered as rehabilitation FSI, and incentive FSI as admissible under this Regulation shall be permissible.</p> <p>Provided that in case of development of reservations of Rehabilitation & Resettlement under the URS, BUA equal to 30% of the Zonal (basic) FSI shall be handed over to the MCGM free of FSI and free of cost, in addition to the rehabilitation of the existing tenements or users if any.</p> <p>The developer/owner shall be entitled for BUA in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation No. 17 (1);</p> <p>(EP-86)</p>
32	32, clause No. 4.1.1 (Table No. is not given)	---	Table in this Regulation is numbered as "Table No. 12-A"

(1)	(2)	(3)	(4)
33	30(A)12	12 The Development of plots under combination of various regulations shall be permissible, but the maximum permissible FSI on gross plot shall not exceed the permissible FSI limit prescribed in respective any of the applicable regulations.	12 The Development of plots under combination of various regulations shall be permissible, but the maximum permissible FSI on gross plot shall not exceed the permissible FSI limit prescribed in respective any of the applicable regulations.
34	30(A)(6)	Premium shall be charged for 'additional FSI on payment of premium' (as per column no 5 of table no 12) for BUA at the rate of 60% of the land rates as per ASR (for FSI 1) of the year in which such FSI is granted. Premium so recovered shall be shared between the State Govt. and MCGM on 50:50 basis. The MCGM shall utilize the premium for implementation of D P.	Premium shall be charged for 'additional FSI on payment of premium' (as per column no 5 of table no 12) for BUA at the rate of 60% of the land rates as per ASR (for FSI 1) of the year in which such FSI is granted or as may be decided by Govt. from time to time. Premium so recovered shall be shared between the State Govt., and MCGM, MSRDC and Dharavi Authority on 50:50 25:25:25:25 basis. The MCGM shall utilize the premium for implementation of D P.
35	33(4) condition (1)	33(4) Building of Residential Hotels on independent plot: Conditions :- (1) 5% of total rooms shall be reserved for total 30 days in a year for Govt./MCGM free of cost (only room charges) & it may be monitored by the MTDC and Protocol Department.	33(4) Building of Residential Hotels on independent plot: (1) 5% of total rooms shall be reserved for total 30 days in a year for Govt./MCGM free of cost (only room charges) & it may be monitored by the MTDC and Protocol Department. The Municipal Corporation shall intimate the MTDC and Protocol Department regarding grant of building permission / occupation certificate to enable MTDC and Protocol Department to comply with this condition.
36	33(9)(A) clause (1)	1) Applicability of the provisions: For achieving comprehensive planning and development of non-slum areas of DNA through sectoral layouts of DRP, the provisions in this Regulation shall apply to the renewal and redevelopment of buildings/chawls including cessed properties and such schemes on areas which are part of DRP Area undertaken by DRP (SRA) through a developer. The properties which are not part of DRP Area as defined above shall be developed in accordance with DCR 30.	1) Applicability of the provisions: For achieving comprehensive planning and development of non-slum areas of DNA through sectoral layouts of DRP, the provisions in this Regulation shall apply to the renewal and redevelopment of buildings/chawls including cessed properties and such schemes on areas which are part of DRP Area undertaken by DRP (SRA) through a developer by following competitive bidding process for DRP (SRA) through the developer or through Public Authority or any manner as may be decided by Government from time to time ". The properties which are not part of DRP Area as defined above shall be developed in accordance with DCR 30.
37	33(9)(A) Last provision under clause 4	"Planning Sector" and "Implementing Sector" will have the same meaning as defined in the Regulation No 33(10)(A).	"Planning Sector" and "Implementing Sector" will have the same meaning as defined in the Regulation No 33(10)(A).
38	33(9)(A)	12) In respect of those eligible occupiers on site who do not join the project willingly the provisions laid down under clause no 1.14 of	12) In respect of those eligible occupiers on site who do not join the project willingly the provisions laid down under clause no 1.14 of

(1)	(2)	(3)	(4)																				
	clause 12	Regulation No.33 (10) (A) shall be applicable.	Regulation No.33 (10) (A) and provisions of MHADA Act. shall be applicable.																				
39	33(10)(A) clause 7.6	7.6 Development of Slum Plots under DCR 33(10) (A) and Urban Renewal plots under DCR 33(9) (A) in a planning sector may be allowed to be developed together in order to promote flexibility of design as well as to raise more resources. The power under Regulation 13(6) for shifting and/or interchanging the purpose of designations/reservations shall be exercised by the OSD, DRP (SRA) in respect of DNA as a SPA in consultation of MCGM.	7.6 Development of Slum Plots under DCR 33(10) (A) and Urban Renewal plots under DCR 33(9) (A) in a planning sector may be allowed to be developed together in order to promote flexibility of design as well as to raise more resources. The power under Regulation 13(6) for shifting and/or interchanging the purpose of designations/reservations shall be exercised by the OSD, DRP (SRA) in respect of DNA as a SPA in consultation of MCGM.																				
40	33(10)(A) Annexure-A Heading of Table	<table><tr><th>Sr. No.</th><th>Discription of the Amenity</th><th>Legends</th><th>Units</th><th>Additional amenities & facilities to be provided under DRP</th></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>	Sr. No.	Discription of the Amenity	Legends	Units	Additional amenities & facilities to be provided under DRP						<table><tr><th>Sr. No.</th><th>Discription of the Amenity</th><th>Legends</th><th>Units</th><th>Additional amenities & facilities to be provided under DRP</th></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>	Sr. No.	Discription of the Amenity	Legends	Units	Additional amenities & facilities to be provided under DRP					
Sr. No.	Discription of the Amenity	Legends	Units	Additional amenities & facilities to be provided under DRP																			
Sr. No.	Discription of the Amenity	Legends	Units	Additional amenities & facilities to be provided under DRP																			
41	33(10)(A) sub clause xi under clause II	xi) "Implementing Sector" shall mean the plot of lands comprising C.S. Nos. /CTS Nos. wholly derived from Planning Sector of DNA and which may be or may not be bounded by existing major roads, railway lines, village boundary and the proposed major roads with area not less than 4000 sq. m so as to achieve well planned and controlled development within Planning Sector of DRP along with various amenities and facilities to be provided for people at large within the boundaries of such plots/areas.	xi) "Implementing Sector" shall mean the plot of lands comprising C.S. Nos. /CTS Nos. wholly derived from Planning Sector of DNA and which may be or may not be bounded by existing major roads, railway lines, village boundary and the proposed major roads with area not less than 4000 sq. m so as to achieve well planned and controlled development within Planning Sector of DRP along with various amenities and facilities to be provided for people at large within the boundaries of such plots/areas.																				
42	45 (A) Clause (c)	45. Restrictions on Development in certain areas Height and other restrictions in certain areas (A)Funnel of vision (c)Preserving the eastern and southern view of the Backbay Area, Marine Drive- Notwithstanding anything contained in these Regulations, to preserve the eastern and southern view of the Backbay and the Marine Drive area from Kamla Nehru Park on Malabar Hill, a funnel of vision has been marked on the land use(development) plan of "D" Ward. No building shall in this funnel of vision shall be raised or erected to the height of more than 21.35 m or such lesser height as the Commissioner may prescribe which would include the terrace, staircase or lift room, elevated water storage tank or any other building feature.	45. Restrictions on Development in certain areas Height and other restrictions in certain areas (A)Funnel of vision. (c)Preserving the eastern and southern view of the Backbay Area, Marine Drive- Notwithstanding anything contained in these Regulations, to preserve the eastern and southern view of the Backbay and the Marine Drive area from Kamla Nehru Park on Malabar Hill, a funnel of vision has been marked on the land use(development) plan of "D" Ward. No building shall in this funnel of vision shall be raised or erected to the height of more than 21.35 m or such lesser height as the Commissioner may prescribe which would include the terrace, staircase or lift room, elevated water storage tank or any other building feature.																				

(1)	(2)	(3)	(4)
		Provided that the Commissioner may, with the prior approval of the Government, permit a building more than 21.35 m high after due consideration of the contours of the area, surrounding developments and plot location, the objective being not to obstruct the view within the funnel of vision	Provided that the Commissioner may, with the prior approval of the Government , permit a building more than 21.35 m high after due consideration of the contours of the area, surrounding developments and plot location, the objective being not to obstruct the view within the funnel of vision

PRADEEP GOHIL

Under Secretary to Government.